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Executive Summary Report

Appraisal Date 1/1/2003 - 2003 Assessment Roll

Area Name / Number: West Seattle / Area 16

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 463

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2002 Value	\$183,100	\$190,200	\$373,300	\$403,700	92.5%	14.77%
2003 Value	\$209,800	\$190,100	\$399,900	\$403,700	99.1%	7.25%
Change	+\$26,700	-\$100	\$26,600		+6.6%	-7.52%
% Change	+14.6%	-0.1%	+7.1%		+7.1%	-50.91%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -7.52% and -50.91% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2002 Value	\$201,900	\$185,400	\$387,300
2003 Value	\$225,600	\$172,400	\$398,000
Percent Change	+11.7%	-7.0%	+2.8%

Number of improved Parcels in the Population: 4999

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2002 or 2003 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

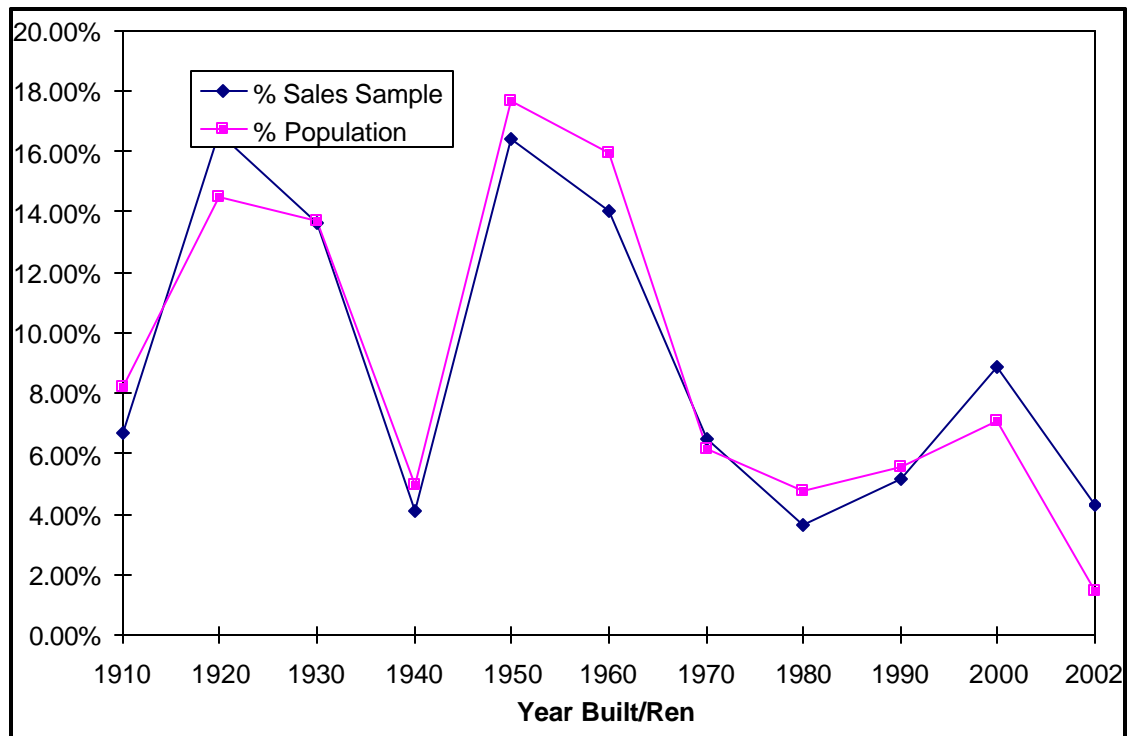
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2003 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	31	6.70%
1920	77	16.63%
1930	63	13.61%
1940	19	4.10%
1950	76	16.41%
1960	65	14.04%
1970	30	6.48%
1980	17	3.67%
1990	24	5.18%
2000	41	8.86%
2002	20	4.32%
	463	

Population		
Year Built/Ren	Frequency	% Population
1910	410	8.20%
1920	724	14.48%
1930	686	13.72%
1940	248	4.96%
1950	882	17.64%
1960	798	15.96%
1970	307	6.14%
1980	239	4.78%
1990	277	5.54%
2000	355	7.10%
2002	73	1.46%
	4999	

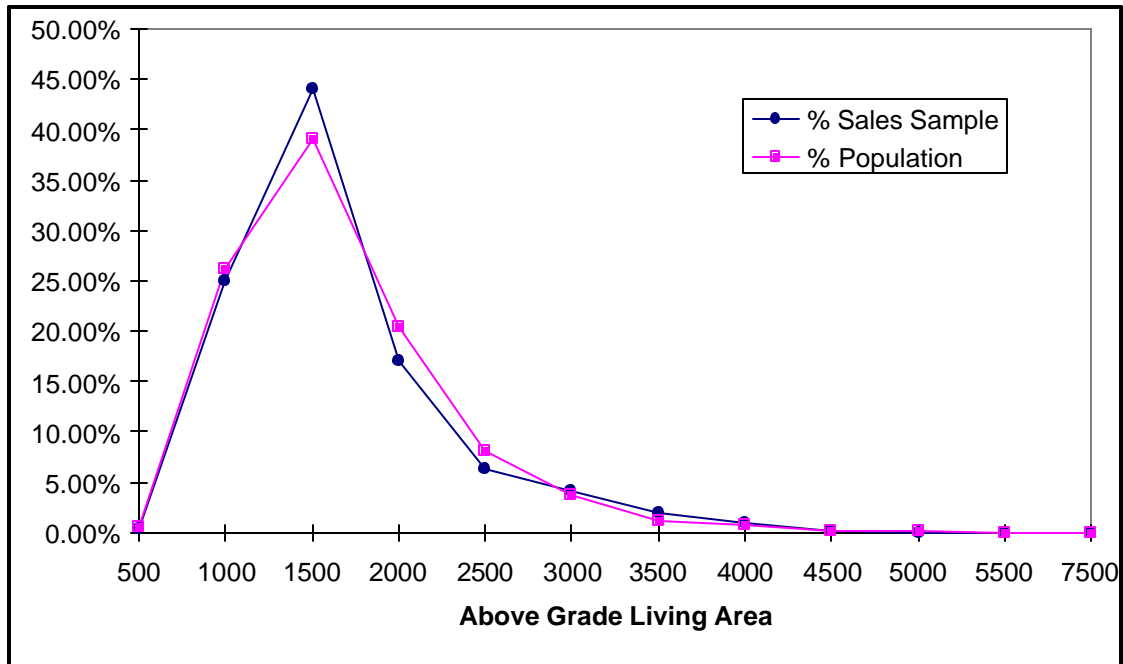


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	2	0.43%
1000	116	25.05%
1500	204	44.06%
2000	79	17.06%
2500	29	6.26%
3000	19	4.10%
3500	9	1.94%
4000	4	0.86%
4500	1	0.22%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
463		

Population		
AGLA	Frequency	% Population
500	25	0.50%
1000	1304	26.09%
1500	1956	39.13%
2000	1016	20.32%
2500	404	8.08%
3000	184	3.68%
3500	59	1.18%
4000	36	0.72%
4500	10	0.20%
5000	3	0.06%
5500	0	0.00%
7500	2	0.04%
4999		

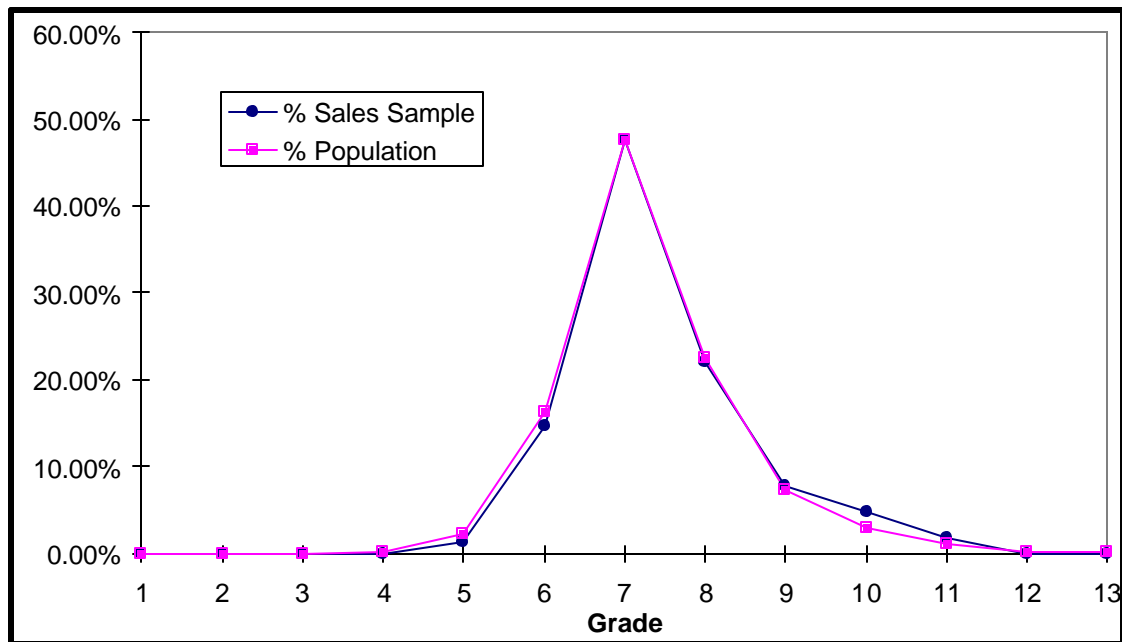


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population – Grade

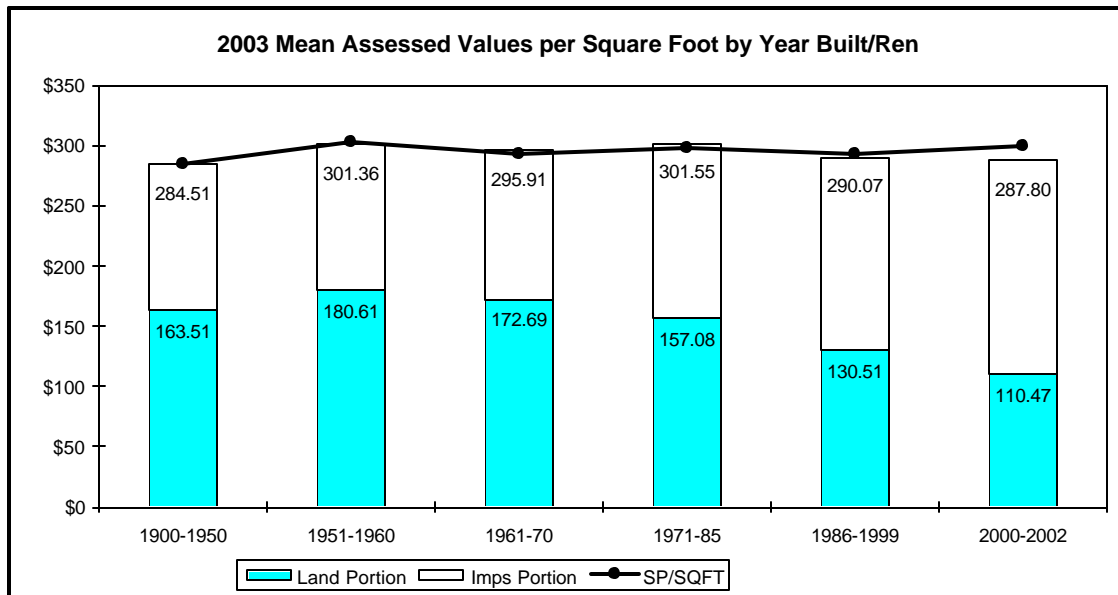
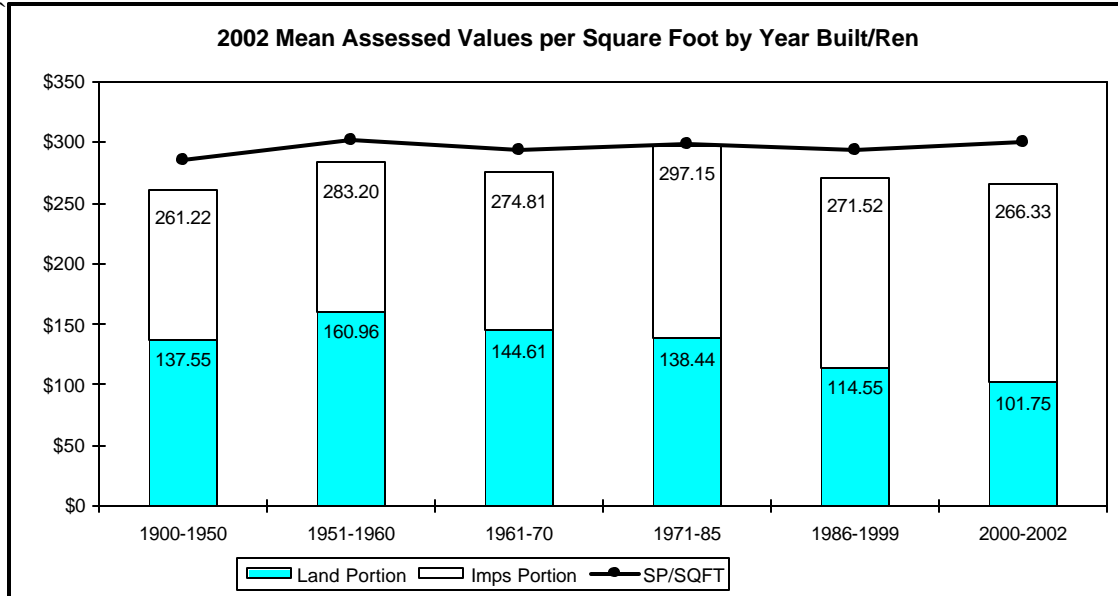
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	1.30%
6	68	14.69%
7	221	47.73%
8	102	22.03%
9	36	7.78%
10	22	4.75%
11	8	1.73%
12	0	0.00%
13	0	0.00%
463		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	8	0.16%
5	106	2.12%
6	816	16.32%
7	2385	47.71%
8	1125	22.50%
9	358	7.16%
10	140	2.80%
11	51	1.02%
12	7	0.14%
13	3	0.06%
4999		



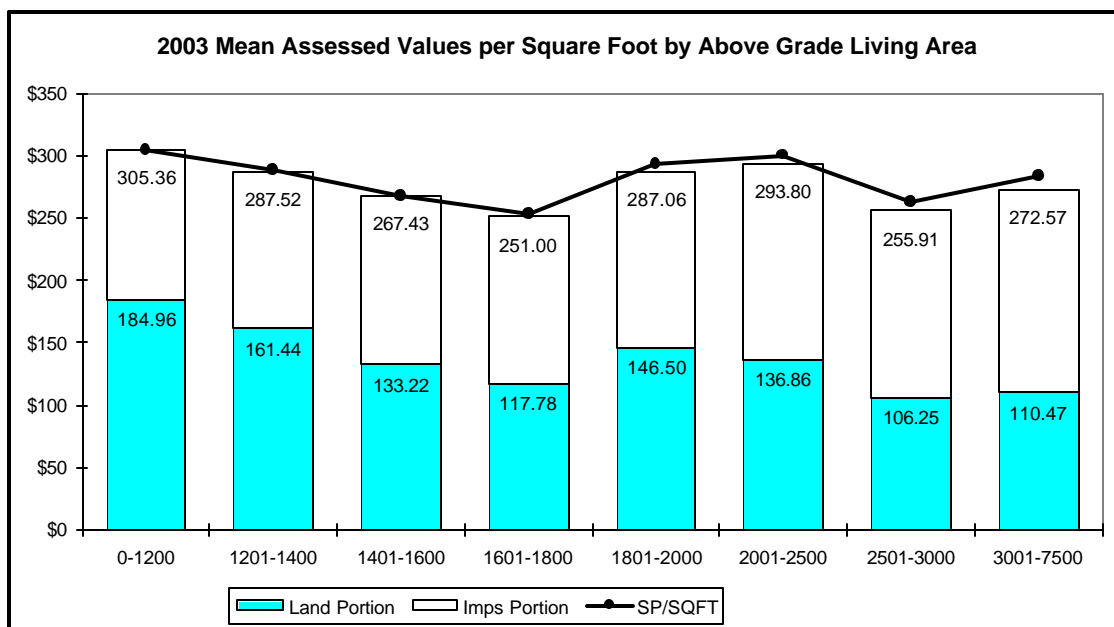
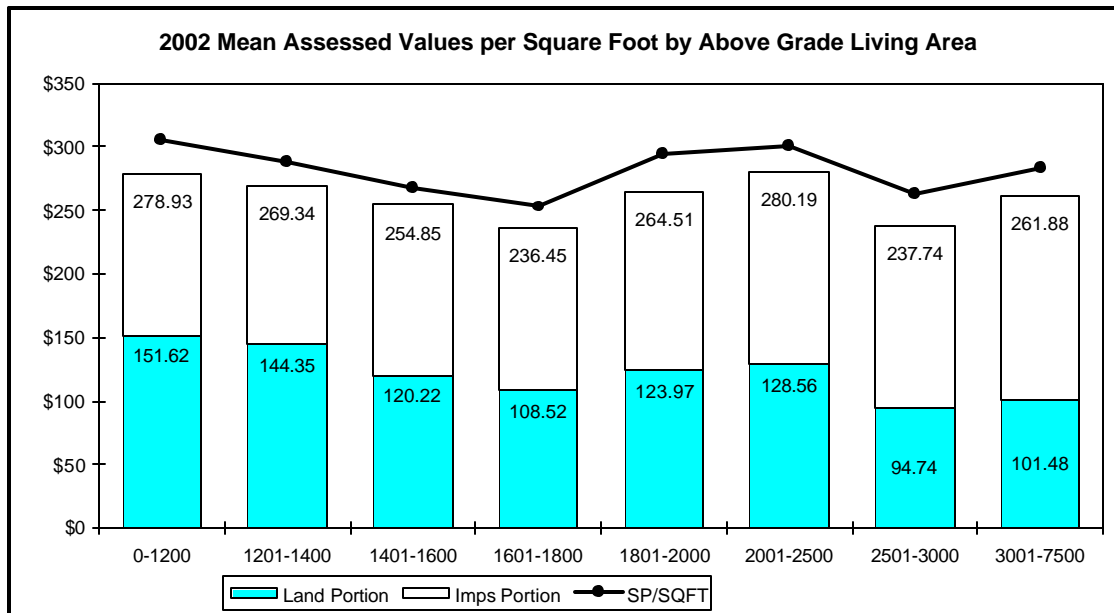
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2002 and 2003 Per Square Foot Values by Year Built or Year Renovated



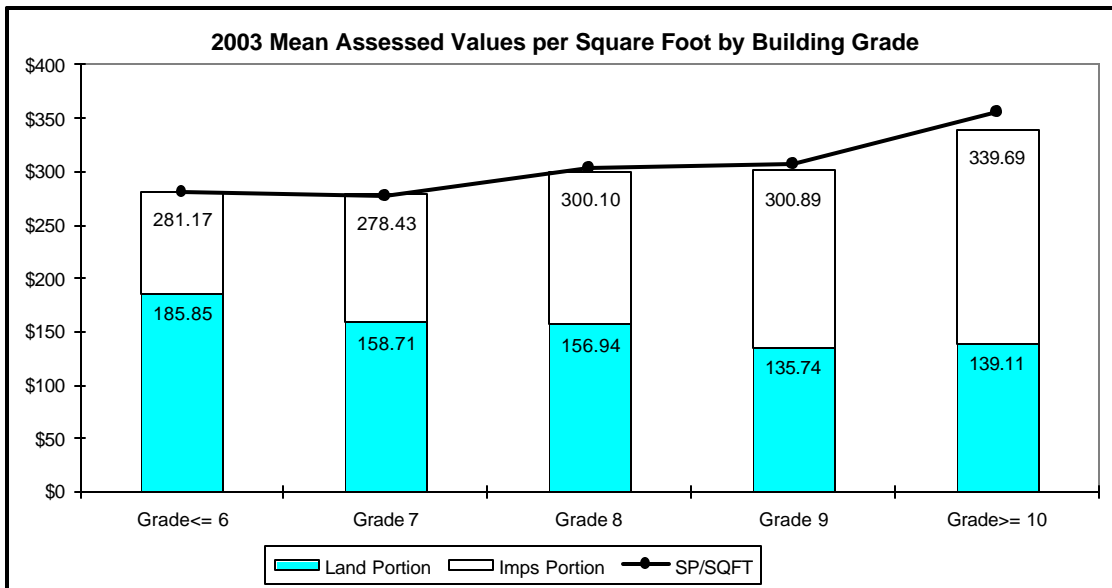
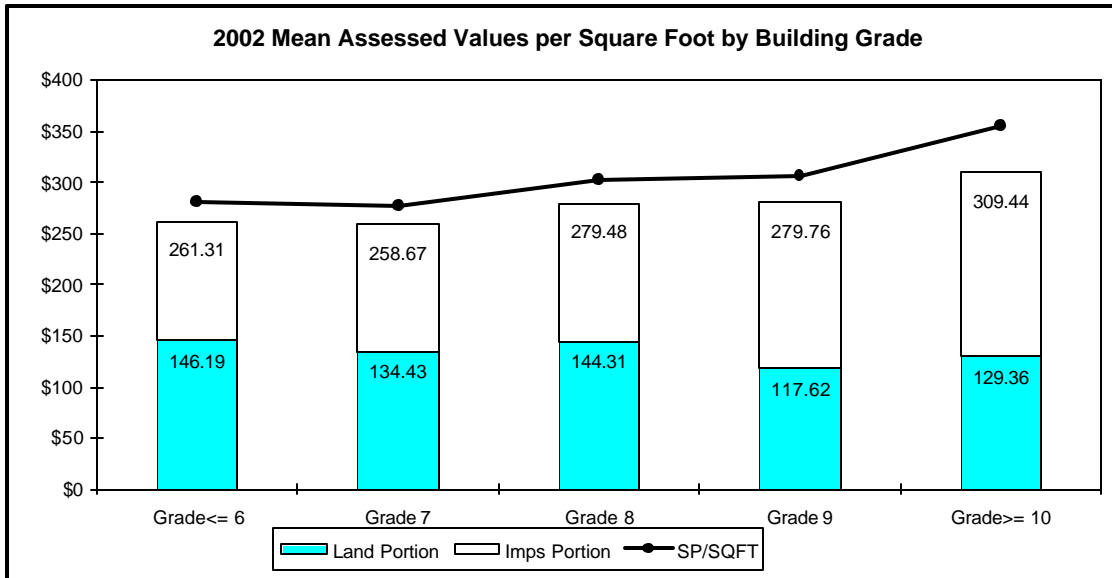
These charts clearly show an improvement in assessment level and uniformity by Year Built/Ren as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values by Above Grade Living Area



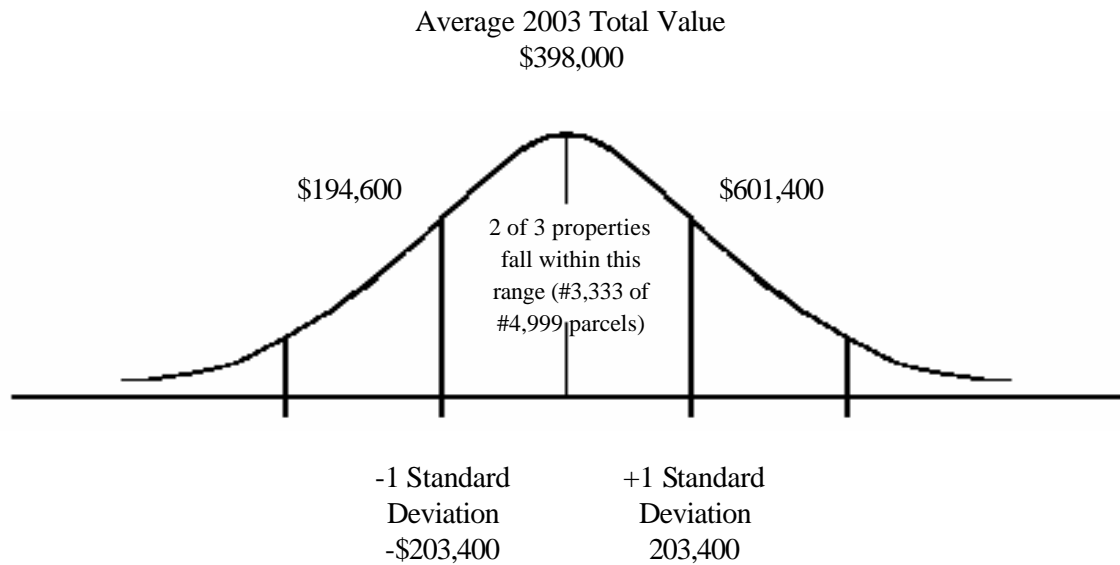
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There were only 8 grade 11's in the sales sample, therefore grade 10's and 11's were combined.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2002 or 2003 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Appraisal Team Members and Participation

The valuation for this area was done by Team 3 / District 2 of the Residential Appraisal Division. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Appraiser II: Team Lead, coordination, appraisal analysis, valuation model development and testing. Appraisal of land and total value appraisals. Sales verification, physical inspection and report writing.
- Appraiser I: Sales Verification, appraisal analysis, appraisal of land, physical inspection and total valuation.

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2001 to 1/2003 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

West Seattle

Boundaries:

The area includes the waterfront hillsides around the perimeter of West Seattle, excluding much of the interior core, and the boundaries are irregular (see map- page 11). In general, the southernmost boundary is the north end of Lincoln Park and the easternmost boundary is Harbor Avenue SW. Puget Sound forms the northern and western boundaries.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

West Seattle has access to downtown Seattle, Highway 99, and I-5 via the West Seattle Freeway. In addition, the area has its own business and commercial centers along Harbor and California Avenue. Several miles of waterfront parks and beaches outline the northern and western perimeter which draw visitors throughout the year and enjoyed by local residents.

Area 16 includes the waterfront and view hillsides around the perimeter of West Seattle, as far south as Lincoln Park. These areas contain numerous high-quality view and waterfront homes, and many properties on steep slopes. Market sales for the period analyzed remains strong. Analysis of sales indicates an overall increase in property values of approximately 7% from 1/01 through 12/02. This area is more than 99% developed on flat terrain and less developed on steep hillsides.

Numerous landslides and instability of slopes due to the Nisqually earthquake in February of 2001 have increased the complexity of appraising properties located on steep hillsides. Impacts on individual properties vary and there were a lot of permit activity since the earthquake for stabilization of slopes and structure repair. However there have been numerous properties that were impacted by slides and subsequently repaired that have been sold since the earthquake. Sales of the properties along the bluffs and hillsides in the immediate vicinity of slides, and development has resumed in many locations. The sales price indicates that a strong demand remains for water, territorial/mountain and city views these properties offer.

With lack of vacant, buildable sites, much of the development has involved demolition of existing houses or major renovations or restorations of older homes. A premium is paid for sites with waterfront, and/or excellent view amenities. However even smaller sites with limited or no views are being purchased and existing improvements demolished or extensively remodeled. Many of the remaining vacant land are impacted by topography.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2003 recommended values. This study benchmarks the current assessment level using 2002 posted values. The study was also repeated after application of the 2003 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 14.77 % to 7.25%.

Scope of Data

Land Value Data:

Emphasis was placed on verifying vacant land sales, which are scarce yet important for estimating land adjustments and values for the much larger population of vacant and improved properties. Vacant sales from 1/2001 to 1/2003 were given primary consideration for valuing land although consideration was also given to older sales. Due to the many possible combinations of adjustments for location, view, lot size, topography, traffic, etc., improved sales were also used as indicators of land adjustments.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Area 16 is an older urban neighborhood in which 5,159 of 5,650 parcels are developed. Land values are influenced primarily by views, topography, lot size, location, and traffic.

Within Area 16, view and waterfront neighborhoods generally have the larger, higher-quality homes and the highest land values. Even non-view lots within these neighborhoods benefit from the nearby view or waterfront properties. In addition, there are number of neighborhoods that have relatively distinctive characteristics (although in many cases boundaries between neighborhoods are gradational, and there area differing pockets within neighborhoods).

Older waterfront sales and properties with imps of little value or no value were reviewed due to limited number of waterfront sales; however, they were not used in the model building. Waterfront properties were value based on a site value, plus value per front foot. The total land values also include adjustments for size, location, access, topography, and total usable site area.

Neighborhood # 1

Located in a pocket of approximately 85 parcels at the base of the hill near West Seattle Freeway, west of Admiral Way exit ramp, this area contains some of the oldest and smallest homes of the Area 16 neighborhoods. Mostly pre-1930's year built with less than 1,000 square feet of living area. It has very narrow streets, with no curbs, gutters or sidewalks and has many external nuisances due to its close proximity to the freeway, Admiral Way on ramp combined with apartment buildings and condos nearby.

Neighborhood # 2

This neighborhood is situated under Admiral Bridge and runs along Fairmont Avenue down to Harbor Avenue. Mostly older homes in fair to average condition. Heavily treed area with lots of topography and ravine along the hillside. Access roads to the homes are typically undeveloped and difficult.

Neighborhood # 3

Located on the hilltop and hillsides north of SW Admiral Way and east of California Avenue, this area has one of the highest concentration of large good to excellent quality pre-1930's homes with its' periodic detail still intact that are in high demand. Combined with spectacular view amenities of Puget Sound and the Olympic mountains on the west and of Elliott Bay and downtown Seattle on the east, it is one of the most desirable neighborhoods in Area 16.

Neighborhood # 4

This is considered the "north of Admiral" portion of the revalue area – excluding the view ridge homes of Neighborhood 5. This area shows a high level of maintenance and updates to the mostly 1920's & 1930's homes. Many homes still reflect the variety and character of the era in which they were constructed.

Neighborhood # 5

This neighborhood consists of the view homes located along the western ridge of Sunset Ave. S.W. Most homes are very well maintained with excellent view amenity of Puget Sound and the Olympic Mountains. Several tear-down sales have recently transpired with new, large, high grade, view homes being constructed. Sales prices for improved properties have ranged from \$800,000 to \$1.6 million.

Neighborhood # 6

This neighborhood is considered the most average in area 16-1. Most properties are non-view and maintenance is average overall. Most homes in this neighborhood were constructed before the 1960's. There have been few new imps constructed in this neighborhood as remodels are more common. There is also a "pocket" of duplex/triplex properties located in this neighborhood

Neighborhood # 7

This area is the most diverse overall in area 16-1. This area includes the flat portion located near Alki Beach as well as the view properties on the hillside above Alki Avenue. A majority of these properties enjoy access to the Alki Beach area within walking distance. Many parcels in this area have been improved with shared wall or higher density improvements as the original, older homes are being demolished and replaced. Portions of this neighborhood have traffic and parking issues, especially in the summer months, due to the location near Alki Beach.

Neighborhood # 8

The neighborhood is bounded to the North by SW Admiral Way and Alki Way SW; to the West and Southwest by Beach Drive; to the South by Mee Kwa Mooks Park; to the East by Chilberg and 60TH AV NW. The area is dominated by older homes and is influenced by its proximity to both Beach Drive and Alki Beach. This neighborhood has less severe topography than most of the other hillsides in Area 16 and flattens out towards the beach. This neighborhood has predominantly good to excellent Puget Sound views, underground utilities and good quality, 1950's and 1960's homes.

Neighborhood # 9

This neighborhood is bounded to the north by SW Admiral Way, south by Lincoln Park, east by the west side of 49th, 51st and 55th, and west by the non-waterfront side of Beach Dr and 59th Ave to the west. This neighborhood is made up of a wide range of grade, styles and year built houses. Views range from non-existent to excellent Puget Sound and Olympic Mountain. This area is level to the east and sloping to the west towards Beach Dr.

Neighborhood # 10

This neighborhood is bounded to the North by SW Alaska St and Schmitz Park, to the south by Lincoln Park, Fauntleroy Way and SW Othello St, to the east by California Ave SW and 51st, and to the west by the east side of 49th, 51st and 55th. This neighborhood is dominated primarily by grade 6 and 7, pre 1960 houses. Some of the parcels close to the ridge near California have Puget Sound and Olympic Mountain views.

Neighborhood # 99

These are the waterfront parcels; there are approximately 160 waterfront parcels.

Summary

In valuing land in the population, the most weight was given to vacant land sales. Due to the scarcity of vacant land sales and numerous combinations of adjustments for location, view, lot size, topography, traffic, etc., improved sales were also considered as indicators of land adjustments. A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Non-Waterfront/ SF zoned parcels

<i>Lot size (SF)</i>	<i>N # 1</i>	<i>N # 2</i>	<i>N # 3</i>	<i>N # 4</i>	<i>N # 5</i>	<i>N # 6</i>	<i>N # 7</i>	<i>N # 8</i>	<i>N # 9</i>	<i>N # 10</i>
1000	\$50,000	\$90,000	\$100,000	\$110,000	\$186,000	\$97,000	\$125,000	\$137,000	\$132,000	\$100,000
2000	\$52,000	\$115,000	\$125,000	\$135,000	\$228,000	\$119,000	\$150,000	\$153,000	\$165,000	\$125,000
2500	\$55,000	\$120,000	\$130,000	\$140,000	\$236,000	\$124,000	\$155,000	\$157,000	\$169,000	\$127,000
3000	\$60,000	\$140,000	\$150,000	\$160,000	\$270,000	\$141,000	\$175,000	\$161,000	\$174,000	\$131,000
3500	\$65,000	\$142,000	\$172,000	\$182,000	\$307,000	\$161,000	\$197,000	\$165,000	\$179,000	\$135,000
4000	\$74,000	\$144,000	\$174,000	\$184,000	\$311,000	\$162,000	\$199,000	\$160,000	\$185,000	\$140,000
4500	\$78,000	\$148,000	\$178,000	\$188,000	\$317,000	\$166,000	\$203,000	\$165,000	\$192,000	\$145,000
5000	\$80,000	\$150,000	\$180,000	\$190,000	\$321,000	\$168,000	\$205,000	\$170,000	\$198,000	\$150,000
6000	\$82,000	\$152,000	\$182,000	\$192,000	\$325,000	\$169,000	\$207,000	\$180,000	\$205,000	\$160,000
7000	\$84,000	\$154,000	\$184,000	\$194,000	\$327,000	\$171,000	\$209,000	\$190,000	\$216,000	\$165,000
8000	\$86,000	\$156,000	\$186,000	\$196,000	\$331,000	\$173,000	\$211,000	\$193,000	\$218,000	\$166,000
9000	\$88,000	\$158,000	\$188,000	\$198,000	\$335,000	\$175,000	\$213,000	\$195,000	\$220,000	\$167,000
10000	\$90,000	\$160,000	\$190,000	\$200,000	\$337,000	\$176,000	\$215,000	\$196,000	\$222,000	\$168,000
11000	\$92,000	\$162,000	\$192,000	\$202,000	\$341,000	\$178,000	\$217,000	\$197,000	\$223,000	\$169,000
12000	\$94,000	\$164,000	\$194,000	\$204,000	\$345,000	\$180,000	\$219,000	\$198,000	\$224,000	\$170,000
13000	\$96,000	\$166,000	\$196,000	\$206,000	\$348,000	\$182,000	\$221,000	\$199,000	\$225,000	\$171,000
14000	\$98,000	\$168,000	\$198,000	\$208,000	\$351,000	\$184,000	\$223,000	\$200,000	\$227,000	\$172,000
15000	\$100,000	\$170,000	\$200,000	\$210,000	\$355,000	\$185,000	\$225,000	\$201,000	\$228,000	\$175,000
16000	\$102,000	\$172,000	\$202,000	\$212,000	\$358,000	\$187,000	\$227,000	\$202,000	\$231,000	\$177,000
18000	\$104,000	\$174,000	\$204,000	\$214,000	\$361,000	\$189,000	\$229,000	\$205,000	\$235,000	\$179,000
20000	\$106,000	\$176,000	\$206,000	\$216,000	\$365,000	\$191,000	\$231,000	\$207,000	\$237,000	\$181,000
22000	\$108,000	\$178,000	\$208,000	\$218,000	\$368,000	\$192,000	\$233,000	\$209,000	\$240,000	\$183,000
24000	\$110,000	\$180,000	\$210,000	\$220,000	\$371,000	\$194,000	\$235,000	\$211,000	\$242,000	\$185,000
26000	\$112,000	\$182,000	\$212,000	\$222,000	\$375,000	\$196,000	\$237,000	\$213,000	\$245,000	\$187,000
28000	\$114,000	\$184,000	\$214,000	\$224,000	\$378,000	\$198,000	\$239,000	\$215,000	\$248,000	\$190,000
30000	\$116,000	\$186,000	\$216,000	\$226,000	\$382,000	\$199,000	\$241,000	\$217,000	\$251,000	\$192,000

35000	\$118,000	\$188,000	\$218,000	\$228,000	\$385,000	\$201,000	\$243,000	\$220,000	\$255,000	\$194,000
40000	\$120,000	\$190,000	\$220,000	\$230,000	\$388,000	\$203,000	\$245,000	\$222,000	\$257,000	\$196,000
45000	\$122,000	\$192,000	\$222,000	\$232,000	\$392,000	\$205,000	\$247,000	\$224,000	\$261,000	\$198,000

Non waterfront / L-1 and LDT Zoned Parcels

Size (sf)	Sub 1 & 5	Sub 7
1600	\$110,000	\$95,000
2000	\$110,000	\$95,000
3000	\$160,000	\$136,000
4000	\$210,000	\$179,000
5000	\$230,000	\$196,000
6000	\$248,000	\$211,000
7000	\$290,000	\$247,000
8000	\$330,000	\$281,000
9000	\$371,000	\$316,000
10000	\$412,000	\$351,000
11000	\$455,000	\$387,000
12000	\$495,000	\$421,000

Waterfront Valuation Schedule

SF Zoned Parcels		
Lot Size	Site Value	\$ per/wff
<4000 (skinny) & <40 wff	325,000	\$2,250
<4000 & GE 40 wff	\$350,000	\$4,500
4000-7000	\$375,000	\$5,500
>7,000 - 8900	\$382,000	\$6,800
>9,000	\$395,000	\$9,100

*SF zoned lots LE 80 wff (estate setting) are considered exception parcels

LDT Zoned Waterfront	
Lot Size	\$ per/wff
LE 4000 sf lot	\$15,000
GE 6000 sf lot	\$13,500

- LE = Less than or equal to
- GE = Greater than or equal to

Adjustments

Mountain or Territorial	adjustment
Average	+10%
Good	+20%
Excellent	+30%
Puget Sound	adjustment
Fair	+30%
Average	+40%
Good	+60%
Excellent	+80%
* If sub area = 3 & Excellent	+100%
Seattle/City	adjustment
Average	+30%
Good	+50%
Excellent	+80%
* If sub area = 3 & Excellent	+100%
Traffic	adjustment
moderate	-5%
high	-10%
extreme	-15%
Access	adjustment
restricted	-30%
lega/undevelop or walk in	-15%
Topography	adjustment
Yes	-10% to 50%

- Puget Sound and Seattle/City views (primary views) are additive and supersede other views. If no primary views are present, then the highest rating of the remaining views is used to determine the land value.
- The above land schedule and adjustments were typically used to value land. Adjustments apply to all base land values. However in all cases appraiser judgment prevailed and has the latitude to make modifications as needed for unique circumstances.

Vacant Sales Used In This Physical Inspection Analysis
Area 16

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	015400	0030	12/95	315000	4095	Y	Y
1	091300	0430	7/01	165000	3200	Y	N
1	927220	0160	7/99	115000	7020	Y	N
1	927220	2460	10/02	90000	3145	Y	N
1	927920	1290	7/00	232000	11250	Y	N
1	927970	0150	6/01	750000	4700	Y	N
3	011700	0190	5/01	173000	3811	N	N
3	798740	0625	10/00	65000	5300	N	N
3	927220	2250	12/00	89000	5100	Y	N
3	927220	2280	11/00	115000	5663	Y	N
5	037500	0085	10/00	313400	3420	Y	N
5	102100	0040	1/02	179000	3481	Y	N
5	152403	9055	3/00	119000	8325	Y	N
5	156310	0905	9/01	135000	7500	Y	N
5	156310	1315	5/02	95000	10000	Y	N
7	432320	0113	8/02	140000	6540	N	N
7	762570	4253	7/02	165000	4800	N	N
7	793500	0690	6/95	200000	22443	Y	Y

Vacant Sales Removed From This Physical Inspection Analysis
Area 16

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	683770	0240	04/01	\$165,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE;
3	927220	1750	07/01	\$215,000	SHELL;
3	927520	0040	08/01	\$60,000	MULTI-PARCEL SALE;
3	927570	1235	06/01	\$106,847	NO MARKET EXPOSURE;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2001 to 1/2003 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

463 improved sales are used to value the 4,999 improved parcels in area 16. West Seattle is considered to be a very desirable community due to its close proximity to downtown and the wide variety of public beach and parks it offers in addition to its excellent view amenity of Puget Sound, Olympics and the Seattle Skyline view. There are very few remaining vacant building sites available, most of them suffer from steep slopes and topography which typically results in expensive on site development costs for many builders and developers. Therefore it has become common that existing improvements have been extensively renovated or have been razed to accommodate new, larger, better quality improvements on site.

The valuation model applied to most properties was calibrated using multiple regression analysis, a statistical technique for estimating market value from sales and property characteristics. The valuation model incorporates characteristics that influence property value in the area. These characteristics include land value, neighborhoods, building replacement cost new, age, grade, condition, view utility and waterfront location. Adjustments for the characteristics are derived from the sales sample. The resulting value estimates are applied to the majority of improved parcels in the area.

A single multiplicative model was developed for this area. The non waterfront population was well represented with the exception of grades 1-5 and grades higher than a 10 and improvements in poor or fair condition. Waterfront parcels were also poorly represented with only four sales. Although a waterfront variable was included in the model and predicting reasonably with a weighted mean of .981, waterfront parcels are still considered exception parcels. Other valuation tools such as cost, and cost less depreciation were available to aid in value selection of the poorly represented parcels. Ultimately, appraiser judgment was the most critical factor in selecting values for all parcels.

EMV (Estimated Market Value) – Market derived estimate suited to the majority of properties in the area- those that do not have unusual characteristics which substantially affect their market value.

RCN (Reconstruction Cost New) - Suited to newer construction, where there is little or no depreciation.

RCNLD (Reconstruction Cost New Less Depreciation) – Suited to older buildings where there are few comparable sales. An example of this might be single tax parcels with multiple buildings.

Previous Value- Suited to parcels where there is no market evidence of a change in the land or building values.

Own- A write-in amount where other estimates are not suitable. For example a downward or upward adjustment to EMV might be necessary for unusual characteristics, and this adjusted amount becomes a write-in value.

The improved parcel total value EMV model is included later in this report.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation **Multiplicative Model**

EMV Model

Variables	Definitions /Transformations
Sub1 YN	Sub Area 1= Yes/No
Sub3 YN	Sub Area 3= Yes/No
Nghb8 YN	Neighborhood 8= Yes/No
BaseLandC	Base Land Value
Total RCNC	Total Replacement Cost New
AgeC	Building Age
OldAge YN	Building Year Built/Year Renovated < 1940
GradeC	Building Grade
ConditionC	Building Condition
View Utility YN	View Utility= Yes/No
Waterfront Location YN	Waterfront= Yes/No

EMV Formula

Model

$$1.399428 + 4.251895E-02 * \text{Sub1YN} + 2.421326E-02 * \text{Sub3YN} + .0226986 * \text{Nghb8YN} + .3998382 * \text{BaseLandC} + .3715079 * \text{TotalRcnC} - 7.330829E-02 * \text{AgeC} + 2.708372E-02 * \text{OldAgeYN} + 6.003993E-02 * \text{GradeC} + .2702145 * \text{ConditionC} + 2.948809E-02 * \text{ViewUtilYN} + .1164982 * \text{WftLocYN}$$

Total value (EMV)=exponential of the sum of coefficients times 1000

Exception Parcels – EMV =0 if

Number of Buildings > 1

Building grade is < 5

Total EMV is less than land value

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 16

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	938520	0090	7/01	\$215,000	780	0	5	1924	1	4800	N	N	2444 WICKSTROM PL SW
1	014800	0090	6/01	\$260,000	860	0	5	1917	3	3885	N	N	2741 59TH AV SW
1	058500	0065	4/02	\$242,000	790	250	6	1914	3	6200	N	N	5034 SW PRINCE ST
1	299780	0115	7/02	\$289,950	790	80	6	1947	3	4522	N	N	3009 59TH AV SW
1	927620	1095	10/01	\$229,950	910	140	6	1915	3	4600	N	N	2640 49TH AV SW
1	762220	0215	8/01	\$279,950	1120	0	6	1939	3	6263	N	N	2735 57TH AV SW
1	637200	0522	4/01	\$330,000	1180	300	6	1947	4	5070	N	N	5615 SW TEIG PL
1	762120	0145	10/01	\$354,900	1240	0	6	1914	4	3600	N	N	3043 61ST AV SW
1	637200	0365	6/01	\$345,000	1260	700	6	1910	4	5130	N	N	2556 56TH AV SW
1	762120	0095	10/01	\$255,000	1270	0	6	1909	3	3600	N	N	3011 61ST AV SW
1	350510	0314	6/02	\$262,600	800	0	7	1946	4	7000	N	N	5109 SW OLGA ST
1	927420	1695	7/01	\$340,000	840	400	7	1918	4	6250	N	N	1522 45TH AV SW
1	637200	0155	9/02	\$380,000	890	890	7	1925	3	4520	N	N	2565 56TH AV SW
1	928120	0006	12/02	\$325,000	900	220	7	1927	3	5000	N	N	4906 SW WAITE ST
1	637200	0300	8/01	\$325,000	980	400	7	1940	3	5130	N	N	2453 55TH AV SW
1	350510	0360	5/02	\$365,000	1040	500	7	1910	3	5250	Y	N	2652 52ND AV SW
1	927620	1480	9/02	\$336,000	1110	450	7	1951	4	5500	N	N	2627 50TH AV SW
1	927920	1040	4/02	\$406,000	1120	0	7	1928	4	3750	Y	N	1919 47TH AV SW
1	005900	0230	3/01	\$360,000	1140	1000	7	1949	3	7451	Y	N	5329 SW LANDER ST
1	015200	0061	3/02	\$539,000	1140	700	7	1941	4	4300	Y	N	2960 ALKI AV SW
1	762220	0065	12/02	\$480,000	1140	800	7	1916	4	3536	Y	N	2608 58TH AV SW
1	928120	0040	3/02	\$267,000	1140	850	7	1930	3	3700	N	N	2344 50TH AV SW
1	927620	1470	3/01	\$340,000	1190	300	7	1912	4	5500	N	N	2621 50TH AV SW
1	927620	1260	6/02	\$329,950	1210	220	7	1927	4	6000	N	N	2645 49TH AV SW
1	927920	0975	6/02	\$400,000	1240	600	7	1918	4	5000	Y	N	2129 47TH AV SW
1	005900	0510	6/02	\$465,000	1290	1000	7	1919	4	5143	Y	N	5308 SW ADMIRAL WY
1	058500	0150	6/01	\$312,000	1300	480	7	1951	3	6200	N	N	5009 SW PRINCE ST

**Improved Sales Used In This Physical Inspection Analysis
Area 16**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
1	091400	0065	5/02	\$380,000	1340	0	7	1933	4	3640	Y	N	2212 BONAIR PL SW
1	927120	0040	8/02	\$435,000	1340	420	7	1933	3	11880	Y	N	1024 CALIFORNIA LN SW
1	928120	0005	2/02	\$270,000	1340	0	7	1928	3	5000	N	N	4902 SW WAITE ST
1	927920	0845	6/01	\$392,000	1350	370	7	1985	3	2500	N	N	2106 48TH AV SW
1	005900	0490	7/01	\$499,950	1420	300	7	1940	5	5400	Y	N	5318 SW ADMIRAL WY
1	637200	0335	1/02	\$250,000	1470	0	7	1954	3	3332	N	N	2580 56TH AV SW
1	927920	0230	12/02	\$425,000	1480	900	7	1955	3	8371	N	N	4907 SW WALKER ST
1	927620	1166	2/02	\$268,000	1492	0	7	2001	3	2875	N	N	2600 49TH AV SW
1	762220	0205	3/02	\$322,000	1540	0	7	1968	3	5200	N	N	5710 SW STEVENS ST
1	762170	0150	1/02	\$400,000	1650	600	7	1922	4	7200	N	N	3040 62ND AV SW
1	637200	0220	12/02	\$425,000	1900	0	7	1922	4	4520	Y	N	2518 57TH AV SW
1	927420	3630	3/01	\$592,500	1910	0	7	1942	4	4687	Y	N	1532 SUNSET AV SW
1	102403	9001	6/02	\$622,500	1950	0	7	1919	3	16538	Y	N	2472 55TH AV SW
1	637200	0440	8/01	\$390,000	2040	0	7	1989	3	5070	N	N	2712 57TH AV SW
1	938520	0060	9/02	\$625,000	2850	0	7	1920	4	4000	N	N	2434 55TH AV SW
1	005900	0735	2/01	\$335,000	1230	580	8	1947	3	6372	Y	N	5312 SW LANDER ST
1	058500	0635	8/02	\$380,000	1240	0	8	1921	4	5000	N	N	5016 SW WAITE ST
1	005900	0625	6/02	\$532,500	1270	450	8	1960	4	6177	Y	N	5514 SW LANDER PL
1	005900	0585	8/02	\$466,000	1320	580	8	1941	3	7700	Y	N	5540 SW CAMPBELL PL
1	765240	0055	1/01	\$389,950	1395	374	8	2001	3	1801	N	N	2621 B MARINE AV SW
1	058500	0520	10/02	\$469,000	1410	500	8	1923	4	5000	Y	N	5061 SW GRAYSON ST
1	927420	1960	10/02	\$475,000	1420	0	8	1929	4	4250	N	N	1529 45TH AV SW
1	005600	0065	5/01	\$598,000	1470	1110	8	1988	4	4000	Y	N	5726 SW ADMIRAL WY
1	005900	0400	7/02	\$459,000	1480	380	8	1930	3	5000	Y	N	5354 SW ADMIRAL WY
1	005600	0095	4/02	\$490,000	1600	350	8	1929	4	5875	Y	N	5702 SW ADMIRAL WY
1	927920	0515	8/01	\$395,000	1640	1640	8	1955	3	7440	N	N	4721 SW WALKER ST
1	350510	0085	8/02	\$469,950	1690	1120	8	1975	3	5000	N	N	5115 SW GRAYSON ST
1	927420	1750	5/02	\$440,000	1700	0	8	1928	4	3053	N	N	4408 SW SEATTLE ST
1	102403	9051	2/02	\$599,000	1780	650	8	1956	3	24295	Y	N	5318 SW LANDER ST
1	927220	1210	2/01	\$695,000	1850	1230	8	1907	4	4440	Y	N	1540 PALM AV SW

**Improved Sales Used In This Physical Inspection Analysis
Area 16**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
1	927220	0365	4/02	\$580,000	1960	0	8	1924	3	5500	Y	N	1408 45TH AV SW
1	927320	0075	5/01	\$700,000	2510	890	8	1983	3	4500	Y	N	1318 PALM AV SW
1	058500	0490	6/01	\$700,000	2650	390	8	1925	5	10000	N	N	5049 SW GRAYSON ST
1	350510	0190	7/01	\$420,000	2786	0	8	1997	3	5500	N	N	5117 SW WAITE ST
1	938520	0057	7/02	\$495,000	1330	0	9	2001	3	2000	N	N	2430 55TH AV SW
1	927220	0135	3/02	\$587,500	1400	1200	9	1964	4	6000	Y	N	1333 SUNSET AV SW
1	927920	0805	10/02	\$480,000	1400	380	9	1951	4	7500	N	N	1932 48TH AV SW
1	927920	0770	5/02	\$450,000	1410	0	9	1931	3	6000	Y	N	1914 48TH AV SW
1	927420	1850	9/01	\$550,000	1780	400	9	1929	4	3480	N	N	1502 SUNSET AV SW
1	927970	0440	3/02	\$950,000	1870	1650	9	1972	4	9100	Y	N	2161 SUNSET AV SW
1	928020	0050	12/01	\$590,000	1900	0	9	1926	4	7824	Y	N	2203 47TH AV SW
1	927970	0010	4/02	\$492,500	2070	550	9	1987	3	5010	N	N	4814 SW HILL ST
1	927970	0110	3/01	\$717,000	2070	940	9	1928	4	4922	Y	N	1730 SUNSET AV SW
1	927420	3760	4/01	\$837,500	2090	490	9	1936	4	6370	Y	N	1545 SUNSET AV SW
1	927970	0385	6/01	\$850,000	2100	1200	9	1955	4	6250	Y	N	1967 SUNSET AV SW
1	927920	0185	12/01	\$645,000	2490	1130	9	1941	4	8650	N	N	2208 50TH AV SW
1	927120	0017	5/02	\$650,000	2590	0	9	1991	3	7644	Y	N	1020 CALIFORNIA LN SW
1	927970	0310	12/02	\$950,000	2790	700	9	1928	3	6000	Y	N	1929 SUNSET AV SW
1	015300	0070	9/02	\$1,216,500	2970	870	9	1939	4	9450	Y	N	6640 SW ADMIRAL WY
1	350810	0260	2/01	\$810,000	1730	820	10	1977	4	10281	Y	N	2439 53RD AV SW
1	927920	0790	10/01	\$665,000	1740	840	10	1986	3	4500	Y	N	1924 48TH AV SW
1	927220	1175	9/01	\$1,300,000	2070	1560	10	1990	4	9000	Y	N	1520 PALM AV SW
1	927970	0330	3/02	\$1,610,000	3680	960	10	1928	5	14415	Y	N	1939 SUNSET AV SW
1	927220	2440	10/02	\$1,200,000	3370	0	11	2000	3	4750	Y	N	1116 CALIFORNIA WY SW
1	927320	0145	4/02	\$1,080,000	3700	0	11	1991	3	3960	Y	N	1432 PALM AV SW
3	927420	4580	9/01	\$178,850	550	0	5	1918	4	2185	N	N	2111 41ST AV SW
3	927570	3335	5/02	\$285,500	870	280	6	1916	4	13695	N	N	2502 WALNUT AV SW
3	927420	4570	7/02	\$282,500	970	0	6	1918	5	5865	N	N	2108 42ND AV SW
3	632400	0075	1/02	\$337,500	790	790	7	1909	5	3780	Y	N	2328 WALNUT AV SW
3	927420	4220	4/01	\$325,000	1050	610	7	1964	3	6250	N	N	1931 41ST AV SW

**Improved Sales Used In This Physical Inspection Analysis
Area 16**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
3	927570	2065	4/01	\$350,000	1100	600	7	1960	4	5000	N	N	3715 SW GRAYSON ST
3	915160	0140	7/02	\$385,000	1110	620	7	1926	5	3600	N	N	1928 41ST AV SW
3	927420	4150	6/01	\$375,000	1120	620	7	1931	5	6750	N	N	1901 41ST AV SW
3	927570	2085	7/01	\$335,000	1150	400	7	1926	4	5000	N	N	3725 SW GRAYSON ST
3	632400	0190	6/02	\$319,000	1210	0	7	1917	4	3700	N	N	4055 SW PRINCE ST
3	915160	0575	4/02	\$529,000	1220	980	7	1966	5	5695	Y	N	2125 ARCH PL SW
3	927420	4061	7/01	\$355,000	1220	0	7	1940	4	4625	Y	N	1725 41ST AV SW
3	011700	0150	1/01	\$314,000	1230	0	7	1913	5	5313	N	N	2115 42ND AV SW
3	927420	4020	7/02	\$369,950	1280	0	7	1910	4	7900	Y	N	1711 41ST AV SW
3	011700	0003	3/01	\$353,000	1300	0	7	1923	5	3225	N	N	2115 41ST AV SW
3	632400	0125	11/02	\$374,000	1320	720	7	1909	4	4000	Y	N	2320 WALNUT AV SW
3	927420	4025	9/01	\$482,000	1340	0	7	1918	5	3400	Y	N	1705 41ST AV SW
3	683770	0185	10/01	\$340,000	1370	0	7	1905	4	3600	Y	N	2212 WALNUT AV SW
3	608710	0005	2/02	\$329,500	1420	500	7	1927	4	4000	N	N	4109 SW COLLEGE ST
3	683770	0151	10/02	\$385,000	1680	960	7	1909	3	6000	Y	N	4007 SW WALKER ST
3	927570	1905	6/02	\$314,950	1860	0	7	1909	4	4150	N	N	3802 SW ADMIRAL WY
3	683770	0131	2/02	\$330,000	830	610	8	1931	4	2500	N	N	2303 WALNUT AV SW
3	927570	2695	10/02	\$700,000	1040	1010	8	1918	4	6900	Y	N	2214 37TH AV SW
3	927570	2420	9/02	\$525,000	1140	740	8	1940	5	5000	Y	N	2241 PRESCOTT AV SW
3	927570	3396	11/01	\$425,000	1380	810	8	1928	5	3375	N	N	2502 41ST AV SW
3	011700	0040	3/01	\$425,000	1400	0	8	1910	5	5750	N	N	2133 41ST AV SW
3	927570	3080	11/01	\$540,000	1500	1100	8	1950	5	4600	Y	N	2306 37TH AV SW
3	927570	1790	10/02	\$484,000	1510	820	8	1918	5	5800	N	N	3752 SW GRAYSON ST
3	683770	0035	9/02	\$455,000	1610	980	8	1906	5	3750	N	N	4052 SW COLLEGE ST
3	632400	0076	10/02	\$490,000	1660	280	8	1910	5	3600	Y	N	2322 WALNUT AV SW
3	927220	1975	11/01	\$611,000	1720	760	8	1909	5	3200	Y	N	1602 PALM AV SW
3	011700	0050	7/01	\$471,000	1750	340	8	1924	5	5750	N	N	2135 41ST AV SW
3	927570	1960	3/02	\$418,000	2230	1150	8	1971	4	3700	Y	N	3777 SW GRAYSON ST
3	927570	2375	6/01	\$620,000	2370	1130	8	1947	4	5000	Y	N	2236 PRESCOTT AV SW
3	927570	0770	8/01	\$580,000	2380	0	8	1996	3	6775	Y	N	1903 FAIRMOUNT AV SW

**Improved Sales Used In This Physical Inspection Analysis
Area 16**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
3	934540	0030	2/02	\$635,000	2420	450	8	1918	4	4850	Y	N	3576 SW ADMIRAL WY
3	927420	4585	9/02	\$478,000	2650	0	8	1906	3	5750	N	N	2107 41ST AV SW
3	927570	3295	11/01	\$485,000	1920	320	9	1979	3	9167	Y	N	2503 39TH AV SW
3	011700	0190	12/02	\$492,950	2050	1028	9	2002	3	3811	N	N	2137 42ND AV SW
3	927570	2095	5/01	\$630,000	2800	1660	9	1910	4	5500	N	N	3729 SW GRAYSON ST
3	927570	0780	10/01	\$875,000	3670	560	9	1900	3	8100	Y	N	1902 VICTORIA AV SW
3	927570	2670	9/02	\$700,000	1870	460	10	1974	3	11000	Y	N	2250 37TH AV SW
3	927570	2405	6/02	\$860,000	2610	1000	10	1930	4	6000	Y	N	2247 PRESCOTT AV SW
3	915160	0716	6/01	\$817,500	2640	770	10	2001	3	5400	Y	N	2104 41ST AV SW
3	927220	2020	9/02	\$1,085,000	2790	780	10	2002	3	5095	Y	N	1628 PALM AV SW
3	683770	0240	11/02	\$809,950	3330	0	10	2002	3	5000	Y	N	2312 WALNUT AV SW
5	637250	0030	4/01	\$257,000	720	0	6	1946	4	5400	N	N	5903 SW ADMIRAL WY
5	638450	0366	4/01	\$224,000	840	0	6	1952	4	7182	N	N	5108 SW ANDOVER ST
5	152403	9036	4/02	\$290,000	870	0	6	1906	4	5280	N	N	3968 59TH AV SW
5	771260	0135	6/02	\$263,500	880	120	6	1947	5	6125	N	N	3851 54TH AV SW
5	147440	0045	10/02	\$307,000	890	0	6	1908	5	4720	N	N	3224 61ST AV SW
5	239210	0070	4/02	\$232,500	920	0	6	1949	3	5750	Y	N	4139 51ST AV SW
5	147440	0075	12/02	\$230,000	950	0	6	1913	2	4720	N	N	3248 61ST AV SW
5	239210	0395	12/02	\$270,000	1000	720	6	1911	4	6555	N	N	4138 53RD AV SW
5	782870	0020	7/01	\$365,450	1200	0	6	1922	5	5900	N	N	3220 63RD AV SW
5	942240	0140	5/01	\$247,000	1200	0	6	1918	3	4800	N	N	3401 62ND AV SW
5	181880	0103	8/01	\$323,000	1560	0	6	1917	4	4680	N	N	3610 61ST AV SW
5	205610	0285	9/01	\$265,000	780	0	7	1946	4	5000	N	N	4040 54TH AV SW
5	700770	0075	7/01	\$269,950	860	840	7	1947	4	5000	N	N	5322 SW CHARLESTOWN ST
5	700770	0105	7/02	\$275,000	860	200	7	1947	4	5000	N	N	5306 SW CHARLESTOWN ST
5	771260	0165	2/02	\$265,500	880	220	7	1947	5	6250	N	N	3837 54TH AV SW
5	771260	0260	6/01	\$290,500	880	0	7	1918	5	7500	N	N	3812 54TH AV SW
5	942240	0125	11/02	\$315,000	910	120	7	1941	4	4800	N	N	3415 62ND AV SW
5	637250	0200	5/01	\$344,500	920	550	7	1941	4	4800	N	N	3436 61ST AV SW
5	771260	0205	5/01	\$289,000	940	400	7	1949	5	6250	Y	N	3817 54TH AV SW

**Improved Sales Used In This Physical Inspection Analysis
Area 16**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
5	549620	0055	6/01	\$312,000	970	800	7	1952	4	5800	N	N	4127 54TH AV SW
5	764690	0495	7/02	\$255,000	970	0	7	1952	4	4640	N	N	5258 SW CHARLESTOWN ST
5	771260	0345	3/02	\$242,000	980	0	7	1952	3	6052	N	N	3854 54TH AV SW
5	637250	0095	12/02	\$420,000	1010	850	7	1954	5	6435	Y	N	3337 59TH AV SW
5	638450	0220	11/02	\$286,330	1010	0	7	1951	4	7812	N	N	3809 52ND AV SW
5	014800	0360	6/01	\$299,950	1040	0	7	1941	5	7089	N	N	3228 64TH AV SW
5	549620	0005	10/02	\$319,000	1060	0	7	1941	4	5800	N	N	4101 54TH AV SW
5	156310	2355	8/02	\$335,000	1080	600	7	1960	3	5000	Y	N	4006 57TH AV SW
5	637250	0125	7/02	\$369,000	1080	900	7	1947	3	9360	Y	N	3315 59TH AV SW
5	638450	0430	10/02	\$300,000	1080	0	7	1952	4	8946	N	N	3821 51ST AV SW
5	700770	0170	3/02	\$325,000	1080	0	7	1953	4	5956	N	N	5327 SW MANNING ST
5	014800	0030	7/01	\$426,000	1100	1000	7	1941	4	6435	Y	N	5524 SW HANFORD ST
5	638450	0210	6/01	\$250,000	1110	0	7	1952	5	6300	N	N	3815 52ND AV SW
5	700770	0220	6/02	\$311,900	1110	0	7	1952	5	6400	N	N	5304 SW ORLEANS ST
5	637150	0095	7/01	\$365,000	1120	320	7	1947	4	9600	N	N	3237 61ST AV SW
5	156310	1350	6/02	\$375,000	1128	0	7	1927	3	5000	Y	N	4229 AIKINS AV SW
5	638450	0460	10/01	\$230,000	1130	0	7	1952	3	7182	N	N	3809 51ST AV SW
5	014500	0155	8/01	\$393,000	1140	520	7	1952	3	5750	Y	N	5617 SW WINTHROP ST
5	299880	0065	7/02	\$285,000	1140	0	7	1941	3	4800	Y	N	3426 60TH AV SW
5	549620	0209	7/01	\$269,600	1150	320	7	1946	4	5800	N	N	4112 55TH AV SW
5	549620	0229	3/02	\$340,000	1150	0	7	1946	5	6032	N	N	4102 55TH AV SW
5	636590	0335	1/01	\$285,000	1150	200	7	1948	3	5520	N	N	4047 52ND AV SW
5	014200	0065	5/02	\$360,000	1160	0	7	1948	4	6000	Y	N	4134 54TH AV SW
5	014800	0062	2/01	\$385,000	1200	800	7	1948	4	7053	Y	N	5515 SW WINTHROP ST
5	014800	0355	6/02	\$331,000	1300	0	7	1941	5	7089	N	N	3222 64TH AV SW
5	205610	0180	6/02	\$349,900	1310	1070	7	1940	5	7500	N	N	4031 53RD AV SW
5	156310	2280	5/01	\$525,000	1340	130	7	1936	4	5250	Y	N	4107 HILLCREST AV SW
5	156310	2625	12/02	\$350,000	1370	720	7	1955	2	5000	Y	N	4020 56TH AV SW
5	152403	9031	2/02	\$342,140	1420	1100	7	1969	3	9000	N	N	3227 51ST AV SW
5	205610	0395	6/01	\$364,950	1431	0	7	1947	5	5000	N	N	4015 54TH AV SW

**Improved Sales Used In This Physical Inspection Analysis
Area 16**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
5	156310	2820	4/01	\$430,000	1440	500	7	1964	4	5000	Y	N	4013 55TH AV SW
5	700770	0285	7/02	\$375,000	1450	0	7	1953	4	6000	N	N	5326 SW MANNING ST
5	942240	0120	3/01	\$315,000	1460	1000	7	1945	5	4800	N	N	3419 62ND AVE SW
5	156310	1025	11/01	\$347,000	1468	590	7	1918	3	5000	N	N	4112 58TH PL SW
5	239210	0055	6/01	\$320,000	1670	0	7	1911	5	5175	Y	N	4129 51ST AV SW
5	102100	0025	5/02	\$460,000	2320	120	7	1957	4	4536	Y	N	3807 59TH AV SW
5	513500	0065	12/01	\$417,000	1140	300	8	1954	4	6000	Y	N	3675 55TH AV SW
5	513500	0055	5/02	\$575,000	1190	600	8	1951	4	6000	Y	N	3711 55TH AV SW
5	021940	0070	10/02	\$480,000	1240	560	8	1955	5	7684	Y	N	3303 56TH AV SW
5	637250	0225	11/01	\$480,000	1250	800	8	1953	3	7200	Y	N	3456 61ST AV SW
5	771260	0415	3/02	\$375,000	1260	600	8	1966	4	6250	N	N	3831 53RD AV SW
5	021900	0030	7/01	\$447,000	1300	690	8	1959	4	8305	Y	N	3232 56TH AV SW
5	014500	0196	6/02	\$535,000	1340	560	8	1954	4	5665	Y	N	3114 57TH AV SW
5	130930	0005	3/01	\$370,950	1340	600	8	1954	3	6200	N	N	5334 SW MANNING ST
5	156310	0885	12/02	\$329,950	1358	380	8	1998	3	2638	N	N	4112 CHILBERG AVE SW
5	021900	0020	5/01	\$425,000	1360	450	8	1954	4	9908	Y	N	3220 56TH AV SW
5	156310	0577	2/01	\$362,000	1429	262	8	1998	3	1378	N	N	5908 SW DOUGLAS PL
5	927820	0197	8/02	\$339,950	1460	650	8	1977	3	5500	N	N	4047 52ND PL SW
5	299830	0146	4/02	\$644,950	1480	1200	8	1952	4	12420	Y	N	3350 58TH AV SW
5	210270	0015	5/02	\$350,000	1490	600	8	1916	4	5750	Y	N	3623 60TH AV SW
5	156310	2615	12/02	\$576,667	1500	740	8	1925	3	5000	Y	N	4014 56TH AV SW
5	210270	0025	6/02	\$466,000	1510	1340	8	1957	4	9270	Y	N	3616 60TH AV SW
5	181880	0285	11/02	\$475,000	1570	800	8	1963	4	6128	Y	N	5616 SW CHARLESTOWN ST
5	949020	0110	9/02	\$340,000	1580	200	8	1979	3	8580	N	N	5522 SW ANDOVER ST
5	156310	0575	5/02	\$435,000	1590	258	8	1998	3	2345	N	N	4141 CHILBERG AVE SW
5	927820	0186	3/01	\$413,000	1650	1010	8	1973	3	8300	Y	N	4015 52ND PL SW
5	927820	0185	4/01	\$379,950	1660	680	8	1977	3	8300	Y	N	4019 52ND PL SW
5	927820	0200	12/01	\$462,500	1740	1000	8	1933	4	10135	N	N	5218 SW DAKOTA ST
5	156310	2910	7/02	\$480,000	1800	0	8	1922	4	5000	Y	N	4132 56TH AV SW
5	156310	0410	4/02	\$507,000	1840	0	8	1906	3	5400	N	N	5905 SW DOUGLAS PL

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Area 16**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
5	549620	0160	8/02	\$344,500	1950	0	8	1950	3	7192	Y	N	4138 55TH AV SW
5	637400	0075	9/02	\$875,000	1510	730	9	1993	4	4650	Y	N	3430 BEACH DR SW
5	949020	0020	1/01	\$562,000	1830	1230	9	1982	4	7203	N	N	5701 SW BRADFORD ST
5	014800	0606	4/02	\$675,000	1940	1460	9	1947	3	9749	Y	N	5826 SW SPOKANE ST
5	152403	9070	4/01	\$550,000	1960	610	9	1980	3	8325	Y	N	3626 60TH AV SW
5	513500	0085	6/01	\$620,000	2050	1600	9	1964	5	6000	Y	N	3651 55TH AV SW
5	014200	0120	11/01	\$435,000	2150	0	9	1995	3	7500	N	N	5308 SW GENESEE ST
5	014200	0103	5/02	\$729,950	3390	0	9	2002	3	6048	Y	N	4152 54TH AV SW
5	181880	0335	9/01	\$750,000	2130	200	10	1997	3	8035	Y	N	5701 SW CHARLESTOWN ST
5	152403	9077	10/01	\$590,000	2290	0	10	2001	3	5016	Y	N	6002 SW ORLEANS ST
5	152403	9053	2/02	\$650,000	2710	783	10	2001	3	5016	Y	N	6000 SW ORLEANS ST
5	152403	9026	5/02	\$1,550,000	2400	2200	11	1984	3	29926	Y	N	3903 HILLCREST AV SW
5	181880	0297	7/01	\$1,050,000	3500	0	11	1995	3	9086	Y	N	3711 HILLCREST AV SW
5	299830	0275	11/01	\$785,000	4160	0	11	1986	3	8525	Y	N	5700 SW SPOKANE ST
7	135830	0035	11/02	\$177,900	440	0	5	1949	3	2400	N	N	4816 SW EDMUNDS ST
7	431570	0110	12/02	\$154,500	480	0	5	1918	4	3529	N	N	7011 FAUNTLEROY WY SW
7	644140	0031	12/02	\$176,500	710	0	5	1912	3	2750	N	N	4602 SW BRANDON ST
7	762570	4080	1/01	\$180,700	530	180	6	1918	3	4800	N	N	6323 46TH AV SW
7	764940	0160	6/02	\$230,000	550	0	6	1942	5	3000	N	N	5315 SW SHORE PL
7	431570	0050	2/01	\$159,100	590	0	6	1907	3	4720	N	N	7122 FAUNTLEROY WY SW
7	370290	0196	4/02	\$210,000	630	0	6	1942	4	5300	N	N	5010 SW HUDSON ST
7	431570	0545	10/02	\$260,000	650	0	6	1928	4	3200	N	N	4636 SW MYRTLE ST
7	762570	3540	9/02	\$219,950	650	0	6	1918	4	6000	N	N	6026 45TH AV SW
7	762570	3825	4/02	\$225,000	670	200	6	1915	3	7400	N	N	6412 49TH AV SW
7	031200	0200	6/02	\$190,000	690	360	6	1929	3	5120	N	N	5026 48TH AV SW
7	762570	3575	3/02	\$236,500	690	0	6	1923	4	6000	N	N	6001 45TH AV SW
7	135830	0010	8/01	\$197,000	700	0	6	1943	3	5040	N	N	4736 49TH AV SW
7	762570	1935	7/02	\$165,000	700	0	6	1943	3	4000	N	N	5957 46TH AV SW
7	762570	3580	3/01	\$208,450	700	0	6	1944	4	5640	N	N	6007 45TH AV SW
7	431570	0065	4/01	\$199,500	710	0	6	1907	5	4600	N	N	7109 SYLVAN LN SW

**Improved Sales Used In This Physical Inspection Analysis
Area 16**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
7	422990	0145	12/02	\$210,000	720	0	6	1943	3	5750	N	N	5420 48TH AV SW
7	762570	1160	7/02	\$220,000	720	0	6	1909	4	6250	N	N	5407 44TH AV SW
7	793600	0503	3/01	\$214,750	720	0	6	1946	3	7095	N	N	4736 50TH AV SW
7	762570	1900	6/02	\$265,000	750	0	6	1918	4	4800	N	N	5923 46TH AV SW
7	814960	0127	3/02	\$200,900	750	0	6	1917	3	2900	Y	N	4515 SW ALASKA ST
7	793400	0070	12/01	\$223,270	760	0	6	1943	3	6400	N	N	5042 49TH AV SW
7	762570	1931	10/02	\$239,950	770	710	6	1943	4	4000	N	N	4610 SW RAYMOND ST
7	031200	0025	4/02	\$225,000	790	0	6	1950	3	5120	N	N	4844 49TH AV SW
7	281560	0245	5/01	\$205,000	800	0	6	1943	3	7072	N	N	5621 48TH AV SW
7	762570	0755	2/02	\$244,950	810	600	6	1967	3	6000	Y	N	5274 45TH AV SW
7	570550	0075	9/01	\$195,000	830	0	6	1922	4	4800	N	N	4922 SW DAWSON ST
7	762570	0906	7/01	\$219,950	830	360	6	1915	3	6203	N	N	4504 SW BRANDON ST
7	558020	0045	10/01	\$235,000	860	0	6	1918	4	5080	N	N	5232 49TH AV SW
7	031200	0050	4/01	\$184,000	870	230	6	1918	3	5120	N	N	4853 48TH AV SW
7	031200	0190	5/02	\$195,000	870	0	6	1918	3	5120	N	N	5020 48TH AV SW
7	031200	0230	9/02	\$259,000	870	0	6	1943	4	4200	N	N	4711 SW HUDSON ST
7	370290	0180	10/01	\$219,500	870	0	6	1918	4	5200	N	N	4850 50TH AV SW
7	859590	0025	5/01	\$209,000	870	0	6	1951	4	5376	N	N	4750 48TH AV SW
7	031200	0215	6/01	\$275,000	880	870	6	1916	4	5120	N	N	5021 47TH AV SW
7	931980	0020	6/02	\$249,000	880	0	6	1942	4	6600	N	N	4717 49TH AV SW
7	762570	2155	11/02	\$259,950	890	0	6	1918	3	5000	N	N	5939 44TH AV SW
7	370290	0186	10/01	\$224,950	910	0	6	1953	4	5500	N	N	4926 SW HUDSON ST
7	762570	1595	6/02	\$257,000	910	0	6	1921	4	6000	Y	N	5640 45TH AV SW
7	762570	1720	2/02	\$265,000	920	0	6	1918	4	6000	N	N	5636 46TH AV SW
7	432320	0115	7/01	\$245,000	980	0	6	1939	3	4821	Y	N	6732 MURRAY AV SW
7	762570	2122	9/02	\$252,500	1010	120	6	1918	4	4000	N	N	4411 SW JUNEAU ST
7	762620	0205	2/02	\$220,000	1040	280	6	1925	3	5000	N	N	6669 HOLLY PL SW
7	762570	3945	3/01	\$209,950	1080	0	6	1955	3	7775	N	N	6439 MARSHALL AV SW
7	939370	0065	9/01	\$305,000	1110	0	6	1925	4	5120	N	N	4813 48TH AV SW
7	762570	4520	2/01	\$244,000	1120	0	6	1920	4	6500	N	N	6520 44TH AV SW

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Area 16**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
7	762620	0275	7/01	\$258,000	1120	0	6	1909	4	5000	N	N	6521 FAUNTLEROY WY SW
7	762570	4105	8/01	\$230,000	1140	0	6	1926	5	6000	N	N	6404 47TH AV SW
7	793600	0633	10/01	\$241,500	1190	230	6	1953	3	6000	N	N	4725 SW ALASKA ST
7	370290	0110	9/01	\$263,000	1310	0	6	1905	5	6120	N	N	5022 50TH AV SW
7	390210	0215	3/01	\$249,950	1550	120	6	1924	3	6726	N	N	4316 SW HUDSON ST
7	762570	1780	5/02	\$297,000	730	0	7	1925	4	6000	N	N	5623 46TH AV SW
7	762570	3622	2/02	\$256,000	730	0	7	1918	5	3840	N	N	4504 SW GRAHAM ST
7	941740	0220	3/01	\$213,500	770	390	7	1941	4	4880	N	N	6001 48TH AV SW
7	762570	3666	7/01	\$212,000	780	0	7	1943	3	5160	N	N	6022 46TH AV SW
7	941740	0095	7/01	\$230,000	790	120	7	1908	4	4840	N	N	6016 49TH AV SW
7	762570	3400	10/02	\$244,000	800	0	7	1924	3	6500	N	N	6042 44TH AV SW
7	762570	4210	12/02	\$251,500	800	240	7	1954	3	6250	N	N	6307 44TH AV SW
7	422990	0025	3/02	\$289,500	810	0	7	1944	4	6875	N	N	5414 49TH AV SW
7	955720	0030	12/01	\$259,950	810	0	7	1926	4	4590	N	N	7118 WOODSIDE PL SW
7	281560	0220	5/01	\$223,250	820	0	7	1944	3	7290	N	N	5637 48TH AV SW
7	281560	0255	3/02	\$220,000	820	0	7	1943	3	7072	N	N	5617 48TH AV SW
7	422990	0080	12/01	\$225,000	820	0	7	1943	4	6125	N	N	5417 48TH AV SW
7	356080	0010	9/02	\$256,750	830	100	7	1945	3	5000	N	N	4935 SW DAWSON ST
7	762570	3510	6/01	\$284,950	830	0	7	1918	4	6000	N	N	4422 SW GRAHAM ST
7	762570	3700	9/02	\$290,700	830	0	7	1950	4	6000	N	N	6007 46TH AV SW
7	911300	0081	12/01	\$230,000	840	220	7	1943	3	6125	N	N	5447 48TH AV SW
7	955720	0090	2/01	\$243,000	840	0	7	1924	4	4250	N	N	7111 WOODSIDE PL SW
7	762570	1605	12/01	\$270,000	850	850	7	1942	4	6000	N	N	5630 45TH AV SW
7	955720	0005	1/01	\$225,000	850	0	7	1923	4	3690	N	N	4417 SW MYRTLE ST
7	281560	0280	7/01	\$240,000	860	0	7	1915	4	3960	N	N	4815 SW FINDLAY ST
7	762570	1515	6/01	\$241,000	860	190	7	1921	3	6500	N	N	5602 44TH AV SW
7	762570	3530	12/01	\$252,000	870	0	7	1918	4	6000	N	N	6036 45TH AV SW
7	793500	0355	11/02	\$500,000	880	280	7	1919	4	10200	Y	N	6047 50TH AV SW
7	380750	0051	11/02	\$263,500	900	100	7	1948	3	4250	N	N	7146 WOODSIDE PL SW
7	135830	0025	7/01	\$272,500	910	690	7	1958	3	5040	N	N	4746 49TH AV SW

**Improved Sales Used In This Physical Inspection Analysis
Area 16**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
7	762620	0110	2/02	\$375,000	910	500	7	1958	4	17010	N	N	6626 BEVERIDGE PL SW
7	762570	1920	8/02	\$280,000	920	580	7	1951	4	6000	N	N	5943 46TH AV SW
7	762570	4345	11/01	\$232,000	920	200	7	1952	3	5000	N	N	6633 FAUNTLEROY WY SW
7	793600	0457	11/02	\$370,000	920	770	7	1947	3	10439	N	N	5407 49TH AV SW
7	762570	3620	11/01	\$276,000	940	0	7	1918	5	3840	N	N	4500 SW GRAHAM ST
7	762570	4235	6/02	\$272,000	940	0	7	1918	4	4800	N	N	6326 45TH AV SW
7	380750	0075	3/02	\$225,000	950	0	7	1942	3	3906	N	N	4400 SW OTHELLO ST
7	710410	0085	4/01	\$324,950	950	740	7	1918	4	5420	N	N	5922 48TH AV SW
7	793600	0291	10/02	\$560,000	950	1540	7	1927	3	13910	Y	N	5017 AUTUMN LN SW
7	793600	0685	9/01	\$290,000	950	120	7	1911	4	5670	N	N	5214 48TH AV SW
7	762570	1665	2/01	\$252,000	960	0	7	1911	4	6000	N	N	5627 45TH AV SW
7	762570	0575	3/02	\$265,000	970	170	7	1918	4	6500	N	N	5280 44TH AV SW
7	762570	3430	5/02	\$276,500	980	0	7	1915	4	6500	N	N	6012 44TH AV SW
7	762570	0785	4/02	\$273,000	990	0	7	1909	4	6000	Y	N	5244 45TH AV SW
7	762570	1155	11/01	\$244,400	990	0	7	1947	4	6250	N	N	5403 44TH AV SW
7	762570	1800	9/02	\$292,000	990	0	7	1915	3	6000	N	N	5643 46TH AV SW
7	762570	2070	4/01	\$260,000	990	770	7	1948	4	6000	N	N	5946 46TH AV SW
7	941740	0270	12/01	\$259,950	990	450	7	1952	4	6250	N	N	6034 48TH AV SW
7	762570	1490	10/01	\$234,950	1010	100	7	1911	3	6500	N	N	5628 44TH AV SW
7	762570	1050	10/01	\$315,000	1020	640	7	1923	4	6000	N	N	5417 45TH AV SW
7	281010	0115	4/02	\$296,000	1030	120	7	1918	4	4350	Y	N	6903 FAUNTLEROY WY SW
7	743600	0005	6/01	\$238,000	1030	0	7	1949	3	4655	N	N	4821 SW GRAHAM ST
7	743600	0010	10/02	\$253,000	1030	770	7	1949	4	4750	N	N	4817 SW GRAHAM ST
7	743600	0115	1/02	\$279,000	1040	1040	7	1925	4	4959	N	N	4725 SW GRAHAM ST
7	793500	0205	7/01	\$285,000	1040	0	7	1908	4	7250	N	N	6338 50TH AV SW
7	281010	0025	8/01	\$265,000	1060	0	7	1917	4	4738	N	N	4313 SW WILLOW ST
7	764940	0075	3/01	\$314,500	1060	1060	7	1919	4	4230	N	N	5301 SW SHORE PL
7	941740	0280	7/01	\$273,000	1060	0	7	1909	4	5000	N	N	6040 48TH AV SW
7	558020	0010	11/02	\$270,000	1070	790	7	1977	3	4000	N	N	4806 SW BRANDON ST
7	738450	0120	3/01	\$245,000	1070	0	7	1953	3	5000	N	N	5424 SW ANGELINE ST

**Improved Sales Used In This Physical Inspection Analysis
Area 16**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
7	941740	0185	10/01	\$262,000	1070	480	7	1953	3	4840	N	N	6031 48TH AV SW
7	031200	0100	7/02	\$270,000	1090	0	7	1975	5	5120	N	N	4846 48TH AV SW
7	793600	0651	9/01	\$227,000	1090	0	7	1966	3	5120	N	N	4710 48TH AV SW
7	793600	0606	12/01	\$250,000	1100	0	7	1952	3	6000	N	N	4421 54TH AV SW
7	941740	0135	5/01	\$287,500	1110	0	7	1918	4	4800	N	N	6048 49TH AV SW
7	860890	0125	9/01	\$359,950	1120	1120	7	1944	5	5850	Y	N	4803 46TH AV SW
7	280960	0225	2/02	\$245,000	1130	400	7	1974	4	5100	N	N	4314 SW FRONTENAC ST
7	370290	0105	4/02	\$264,950	1130	0	7	1966	3	6120	N	N	5016 50TH AV SW
7	390210	0060	10/02	\$265,000	1140	150	7	1924	3	4370	N	N	4327 SW EDMUNDS ST
7	390210	0041	10/02	\$305,000	1150	0	7	1927	4	3250	Y	N	4802 RUTAN PL SW
7	762570	1220	4/02	\$329,000	1150	0	7	1921	5	6000	N	N	5450 45TH AV SW
7	743600	0070	9/01	\$230,000	1170	540	7	1948	4	4425	N	N	6303 47TH AV SW
7	793400	0195	1/02	\$260,000	1170	0	7	1916	4	6400	N	N	5039 47TH AV SW
7	859590	0040	6/02	\$255,500	1170	0	7	1929	4	4080	N	N	4708 SW EDMUNDS ST
7	941740	0175	5/01	\$260,000	1180	0	7	1909	4	4840	N	N	6037 48TH AV SW
7	380750	0020	2/01	\$300,000	1190	580	7	1922	3	4250	N	N	7143 WOODSIDE PL SW
7	764990	0185	6/01	\$247,500	1190	0	7	1925	3	4500	N	N	5005 SW DAWSON ST
7	252340	0115	8/01	\$389,950	1200	1200	7	1941	4	4600	Y	N	5011 ERSKINE WY SW
7	760360	0040	10/01	\$485,000	1200	1200	7	1964	4	7500	Y	N	4515 56TH AV SW
7	762570	1070	7/02	\$345,000	1200	0	7	1918	4	6000	N	N	5435 45TH AV SW
7	762570	1890	6/02	\$339,950	1200	0	7	1917	4	4800	Y	N	5913 46TH AV SW
7	793600	0677	11/01	\$285,000	1210	0	7	1944	4	6075	N	N	5220 49TH AV SW
7	260030	0085	4/02	\$299,000	1220	0	7	1946	4	6100	N	N	4813 50TH AV SW
7	860890	0065	6/01	\$399,950	1220	510	7	1910	4	5850	Y	N	4800 46TH AV SW
7	031200	0205	5/02	\$340,000	1230	375	7	1914	5	5120	N	N	5029 47TH AV SW
7	793500	0505	12/01	\$325,000	1230	0	7	1940	4	13500	Y	N	5934 BEACH DR SW
7	858740	0006	2/02	\$384,000	1240	0	7	1956	4	7695	Y	N	4500 53RD AV SW
7	941740	0205	10/02	\$290,000	1240	560	7	1955	4	4840	N	N	6015 48TH AV SW
7	764990	0175	12/01	\$265,000	1250	400	7	1925	4	4300	N	N	5011 SW DAWSON ST
7	762570	3690	1/02	\$258,000	1260	0	7	1943	4	5400	N	N	6002 46TH AV SW

**Improved Sales Used In This Physical Inspection Analysis
Area 16**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
7	941740	0438	12/02	\$278,200	1270	440	7	1961	3	7250	N	N	5931 47TH AV SW
7	431570	0890	12/01	\$328,950	1320	510	7	1968	4	8460	N	N	6717 MURRAY AV SW
7	931980	0040	2/02	\$264,950	1320	0	7	1967	4	5000	N	N	4726 50TH AV SW
7	570550	0040	5/02	\$254,000	1330	240	7	1920	4	9125	N	N	5008 SW DAWSON ST
7	884630	0130	5/02	\$299,950	1340	1170	7	1910	3	5950	N	N	7104 44TH AV SW
7	793500	0116	11/02	\$339,900	1350	280	7	1967	4	3750	N	N	6039 49TH AV SW
7	078300	0020	2/01	\$276,005	1360	0	7	1947	4	5715	N	N	4756 50TH AV SW
7	281010	0135	11/02	\$298,500	1370	0	7	1926	4	3393	N	N	6917 FAUNTLEROY WY SW
7	762620	0155	4/02	\$375,000	1370	0	7	1920	5	5450	Y	N	6669 BEVERIDGE PL SW
7	764940	0330	7/01	\$375,000	1380	660	7	1909	4	10000	Y	N	4929 SW CANADA DR
7	031200	0150	9/02	\$305,000	1400	220	7	1962	4	5120	N	N	4833 47TH AV SW
7	762570	1485	5/01	\$277,000	1400	0	7	1909	4	6500	N	N	5632 44TH AV SW
7	762570	4035	10/02	\$440,000	1410	1060	7	1951	5	7000	Y	N	6450 MARSHALL AV SW
7	281560	0011	11/02	\$395,000	1440	0	7	1921	5	4059	N	N	4725 SW FINDLAY ST
7	280960	0105	6/01	\$285,000	1470	0	7	1913	4	7650	N	N	4343 SW MILLS ST
7	762570	0845	7/02	\$367,500	1470	1050	7	1908	4	8000	Y	N	5230 ERSKINE WY SW
7	280960	0195	9/01	\$290,000	1480	0	7	1927	4	5100	N	N	4328 SW FRONTENAC ST
7	762570	1675	10/02	\$315,000	1480	0	7	1925	4	6000	N	N	5637 45TH AV SW
7	793400	0060	1/01	\$225,000	1480	0	7	1918	3	6144	N	N	5030 49TH AV SW
7	281560	0320	6/02	\$279,950	1500	0	7	1915	4	7000	N	N	5635 49TH AV SW
7	394890	0045	3/02	\$290,000	1500	0	7	1917	4	7450	N	N	6710 HOLLY PL SW
7	031200	0165	5/01	\$270,000	1530	0	7	1966	3	8382	N	N	4723 SW HUDSON ST
7	762570	4145	6/01	\$325,000	1540	300	7	1909	4	6000	N	N	6303 45TH AV SW
7	431570	0120	4/01	\$331,000	1560	0	7	1999	3	4400	N	N	6700 46TH AV SW
7	743600	0125	5/01	\$255,000	1560	130	7	1930	3	4470	N	N	6309 47TH AV SW
7	762570	4415	9/01	\$284,950	1570	0	7	1924	3	5500	N	N	6620 FAUNTLEROY WY SW
7	793500	0090	7/01	\$357,500	1590	0	7	1909	3	8200	N	N	6036 50TH AV SW
7	793650	0215	10/02	\$630,000	1600	320	7	1984	3	2123	Y	Y	6019 BEACH DR SW
7	762570	2105	4/01	\$346,750	1620	0	7	1916	4	6000	N	N	5910 46TH AV SW
7	793600	0732	7/02	\$327,500	1620	530	7	1923	4	6325	N	N	5303 47TH AV SW

**Improved Sales Used In This Physical Inspection Analysis
Area 16**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
7	644140	0025	11/01	\$380,000	1630	0	7	1939	4	5080	Y	N	5319 46TH AV SW
7	390210	0045	8/01	\$340,000	1640	500	7	1926	4	6000	N	N	4806 RUTAN PL SW
7	762620	0310	10/01	\$288,000	1640	0	7	1917	4	4400	N	N	6555 FAUNTLEROY WY SW
7	793500	0135	10/01	\$292,000	1650	0	7	1915	3	5250	N	N	6072 50TH AV SW
7	431570	0153	5/01	\$329,000	1660	810	7	1992	3	7394	Y	N	6923 45TH AV SW
7	762620	0295	11/02	\$345,000	1670	0	7	1920	5	5000	N	N	6541 FAUNTLEROY WY SW
7	884630	0090	9/01	\$287,000	1730	0	7	1919	4	4800	N	N	7134 44TH AV SW
7	175070	0050	9/02	\$367,500	1850	200	7	1947	5	6100	N	N	4832 51ST AV SW
7	793600	0406	8/02	\$995,000	1850	400	7	1924	4	9193	Y	Y	5443 BEACH DR SW
7	762570	3870	3/02	\$340,000	1890	400	7	1911	3	8250	N	N	6526 49TH AV SW
7	931980	0085	1/02	\$290,000	1930	0	7	1956	3	7500	N	N	4711 50TH AV SW
7	762570	4330	5/01	\$300,000	1980	340	7	1915	4	8600	N	N	6621 FAUNTLEROY WY SW
7	059300	0020	3/02	\$399,000	960	530	8	1958	4	6750	N	N	5406 SW BEACH DRIVE TER
7	394890	0010	9/02	\$498,000	1020	540	8	1999	3	4500	Y	N	6727 HOLLY PL SW
7	762570	0881	6/02	\$385,000	1030	810	8	1947	5	8300	Y	N	5264 46TH AV SW
7	214120	0045	5/02	\$385,000	1070	570	8	1983	3	6350	Y	N	4417 53RD AV SW
7	515420	0030	5/01	\$387,000	1110	600	8	1940	4	5950	N	N	4800 BEACH DR SW
7	762570	1530	6/02	\$395,000	1110	900	8	1910	5	6250	N	N	5613 44TH AV SW
7	793600	0089	3/02	\$385,000	1170	1170	8	1962	4	8700	Y	N	5266 SW JACOBSEN RD
7	793500	0015	7/01	\$465,000	1180	600	8	1956	4	7000	Y	N	5911 49TH AV SW
7	793600	0726	12/02	\$432,000	1180	840	8	1952	3	6530	Y	N	5325 47TH AV SW
7	738450	0060	8/01	\$327,500	1200	760	8	1911	5	9630	N	N	5459 SW JACOBSEN RD
7	793600	0129	5/01	\$600,000	1200	0	8	1910	5	20280	Y	N	4828 BEACH DR SW
7	793500	0005	3/01	\$460,000	1220	560	8	1950	3	7616	Y	N	5905 49TH AV SW
7	762570	3875	9/02	\$385,000	1230	1030	8	1954	4	8550	N	N	6528 49TH AV SW
7	793600	0729	8/01	\$369,950	1250	1380	8	1951	3	8775	Y	N	5317 47TH AV SW
7	281010	0195	2/02	\$346,000	1280	0	8	1929	4	4950	N	N	4342 SW MILLS ST
7	422990	0205	2/02	\$436,000	1290	1290	8	1954	3	6250	Y	N	5417 47TH AV SW
7	858740	0060	11/02	\$545,000	1300	600	8	1961	4	6160	Y	N	4523 53RD AV SW
7	252340	0075	5/02	\$330,000	1320	570	8	1947	3	6450	Y	N	5016 ERSKINE WY SW

**Improved Sales Used In This Physical Inspection Analysis
Area 16**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
7	281560	0135	1/02	\$349,950	1340	510	8	1931	4	3901	N	N	4712 SW JUNEAU ST
7	760310	0115	11/01	\$448,500	1350	1000	8	1942	5	5670	Y	N	4635 56TH AV SW
7	558020	0050	10/02	\$388,000	1370	960	8	1997	3	5080	N	N	5336 49TH AV SW
7	941740	0415	5/02	\$308,500	1370	0	8	1996	3	5875	N	N	4706 SW RAYMOND ST
7	762570	0950	11/02	\$387,500	1390	0	8	1915	5	6000	N	N	5437 46TH AV SW
7	793500	0350	5/01	\$545,000	1400	0	8	1963	4	11050	Y	N	6053 50TH AV SW
7	281010	0170	3/02	\$345,000	1430	1400	8	1993	3	4362	N	N	4354 SW MILLS ST
7	059300	0015	1/01	\$304,800	1500	0	8	1958	4	6000	N	N	5414 SW BEACH DRIVE TER
7	232403	9073	10/01	\$320,000	1510	500	8	1928	3	6820	Y	N	4835 45TH AV SW
7	431570	0435	8/02	\$374,000	1530	830	8	1910	4	8250	N	N	6729 46TH AV SW
7	793400	0245	5/02	\$497,500	1540	1230	8	1922	4	5100	Y	N	5257 46TH AV SW
7	432320	0130	4/02	\$365,000	1560	750	8	1926	5	7982	N	N	6750 MURRAY AV SW
7	762570	4092	7/02	\$419,000	1650	540	8	2000	3	5750	N	N	6337 46TH AV SW
7	281560	0060	3/01	\$368,600	1680	0	8	1970	3	7228	Y	N	5615 47TH AV SW
7	431570	0795	2/01	\$355,000	1710	0	8	1911	5	5250	N	N	6979 47TH AV SW
7	762570	2000	8/01	\$393,800	1760	0	8	1916	5	7440	N	N	4507 SW JUNEAU ST
7	762570	4085	10/02	\$450,000	1840	280	8	1918	5	6000	N	N	6327 46TH AV SW
7	762570	0710	9/02	\$419,000	1920	0	8	1913	4	6250	N	N	5263 44TH AV SW
7	793600	0459	11/02	\$565,000	1940	420	8	1947	4	10439	Y	N	5405 49TH AV SW
7	941740	0170	5/01	\$359,950	2010	0	8	1999	3	4840	N	N	6043 48TH AV SW
7	762570	0985	3/01	\$480,000	2020	0	8	1920	4	6000	Y	N	5448 47TH AV SW
7	941740	0140	12/01	\$387,000	2240	0	8	1997	3	4800	N	N	6052 49TH AV SW
7	860890	0045	4/01	\$499,950	2280	0	8	1992	3	2925	Y	N	4819 45TH AV SW
7	431570	0447	7/01	\$465,000	2540	0	8	1949	3	9531	N	N	6717 46TH AV SW
7	793600	0164	3/02	\$722,400	1480	970	9	1985	4	5661	Y	N	5223 SW JACOBSEN RD
7	281560	0015	3/01	\$449,800	1750	0	9	1929	4	4680	Y	N	4703 SW FINDLAY ST
7	793600	0365	4/01	\$615,000	1850	0	9	1999	3	11324	Y	N	5062 BEACH DR SW
7	911600	0050	9/01	\$375,000	1850	1080	9	1954	3	5600	N	N	7150 46TH PL SW
7	239160	1635	4/01	\$530,000	2172	210	9	2001	3	5750	N	N	4518 51ST PL SW
7	710410	0090	4/01	\$419,000	2200	0	9	1998	3	5094	N	N	5920 48TH AV SW

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Area 16**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
7	431570	0135	11/02	\$488,000	2550	0	9	1997	3	4023	N	N	6716 46TH AV SW
7	764940	0380	4/02	\$575,000	2606	300	9	2002	3	5125	N	N	5307 49TH AV SW
7	281060	0035	2/02	\$477,500	2921	0	9	2001	3	4480	N	N	4318 SW WILLOW ST
7	793600	0093	5/02	\$1,050,000	3170	0	9	1963	4	8092	Y	Y	4761 BEACH DR SW
7	793650	0171	8/02	\$1,225,000	2080	1140	10	1952	3	5354	Y	Y	5933 BEACH DR SW
7	793600	0458	4/01	\$729,000	2152	400	10	2001	3	12968	Y	N	5455 49TH AV SW
7	015800	0015	5/02	\$759,947	2460	510	10	1993	3	13345	Y	N	6562 BEACH DR SW
7	015800	0005	4/02	\$875,000	2480	2480	10	1962	3	37200	Y	N	6546 BEACH DR SW
7	762570	0935	2/02	\$649,000	2500	0	10	2001	3	6000	N	N	5423 46TH AV SW
7	793600	0557	4/02	\$890,000	2686	783	10	2002	3	7905	Y	N	4707 51ST PL SW
7	793600	0571	3/02	\$850,000	2710	783	10	2002	3	7905	Y	N	4703 51ST PL SW
7	793600	0361	7/01	\$810,000	3010	0	10	2001	3	10447	Y	N	5056 BEACH DR SW
7	743600	0171	11/02	\$885,000	3050	0	10	1996	3	7000	Y	N	5001 SW MORGAN ST
7	793500	0465	4/02	\$875,000	3290	940	10	1997	3	7420	Y	N	5906 BEACH DR SW
7	793600	0589	10/01	\$1,200,000	1990	1290	11	1966	4	34987	Y	N	4555 54TH AV SW
7	793600	0281	7/01	\$850,000	3340	0	11	1997	3	6119	Y	N	5008 BEACH DR SW
7	793600	0012	6/02	\$1,050,000	3720	0	11	1989	3	9487	Y	N	4402 BEACH DR SW

Improved Sales Removed From This Physical Inspection Analysis
Area 16

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	005900	0610	8/01	\$210,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	014500	0015	1/01	\$219,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	058500	0245	9/02	\$174,816	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	058500	0390	6/01	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	058500	0510	3/01	\$276,450	NO MARKET EXPOSURE
1	091300	0200	9/01	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	091300	0470	1/02	\$88,615	QUIT CLAIM DEED; PARTIAL INTEREST
1	350810	0155	8/01	\$322,505	NO MARKET EXPOSURE
1	637200	0101	11/01	\$237,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	637200	0345	12/01	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	637200	0395	7/01	\$219,600	TEAR DOWN; IMP. CHARACTERISTICS CHANGED
1	637200	0435	5/02	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	637200	0465	9/01	\$351,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	637200	0486	7/01	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	637450	0091	7/02	\$365,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED
1	762120	0100	11/01	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	762220	0250	6/01	\$265,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED
1	765240	0071	12/01	\$245,000	NO MARKET EXPOSURE
1	927220	1110	1/01	\$529,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	927420	1720	4/02	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	927620	1190	8/02	\$350,000	NO MARKET EXPOSURE
1	927620	1200	8/02	\$175,000	NO MARKET EXPOSURE
1	927620	1259	11/01	\$114,144	RELATED PARTY, STATEMENT TO DOR
1	927620	1306	4/01	\$292,000	FULL SALES PRICE NOT REPORTED
1	927620	1445	8/02	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	927920	0866	5/01	\$337,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	928120	0135	3/01	\$425,000	MULTI-PARCEL SALE
1	928120	0155	3/01	\$425,000	MULTI-PARCEL SALE
1	928170	0025	2/01	\$71,250	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	928170	0096	9/01	\$350,000	MULTI-PARCEL SALE
1	928170	0220	9/01	\$350,000	MULTI-PARCEL SALE
3	011700	0060	4/01	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	011700	0100	6/01	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	011700	0405	6/01	\$155,000	NON-REPRESENTATIVE SALE
3	683770	0130	8/01	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	683770	0250	4/01	\$355,000	SEGREGATION AND/OR MERGER;
3	719280	0150	9/01	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	798740	0332	3/02	\$171,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	915160	0710	10/02	\$836,450	% COMPLETE
3	927220	1630	4/01	\$432,500	IMP. CHARACTERISTICS CHANGED SINCE SALE

***Improved Sales Removed From This Physical Inspection Analysis
Area 16***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	927220	1750	7/01	\$215,000	SHELL
3	927220	2075	4/01	\$541,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	927220	2260	5/01	\$237,550	NO MARKET EXPOSURE
3	927220	2270	5/01	\$237,550	NO MARKET EXPOSURE
3	927420	3860	9/01	\$299,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	927420	4610	8/01	\$292,500	NON-REPRESENTATIVE SALE
3	927570	0016	6/02	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	927570	0630	8/01	\$780,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	927570	0810	8/02	\$330,000	NO MARKET EXPOSURE
3	927570	1235	6/01	\$106,847	NO MARKET EXPOSURE
3	927570	1255	6/01	\$2,150,000	MULTI-PARCEL SALE
3	927570	1350	6/01	\$2,150,000	MULTI-PARCEL SALE
3	927570	1630	10/02	\$140,000	NO MARKET EXPOSURE
3	927570	1945	5/02	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	927570	1965	10/01	\$106,168	QUIT CLAIM DEED; RELATED PARTY
3	927570	1995	12/01	\$375,850	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	927570	2430	11/02	\$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	927570	2675	1/01	\$635,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	927570	3400	12/02	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	934540	0015	4/02	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	957780	0585	9/01	\$183,000	NO MARKET EXPOSURE
5	005600	0200	9/01	\$499,950	MULTI-PARCEL SALE
5	005600	0205	1/02	\$400,000	NO MARKET EXPOSURE
5	005600	0210	12/02	\$95,687	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	014200	0175	10/01	\$93,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	014500	0195	7/01	\$336,600	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	014800	0430	2/01	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	014800	0680	4/02	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	021920	0076	2/02	\$495,000	NO MARKET EXPOSURE
5	021940	0085	2/02	\$432,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	037500	0205	10/02	\$253,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	102100	0043	12/01	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	102400	0050	3/02	\$513,000	NO MARKET EXPOSURE
5	102400	0070	5/01	\$299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	130930	0070	5/02	\$329,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	152403	9056	2/01	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	156310	0985	5/02	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	156310	1175	11/02	\$219,000	NO MARKET EXPOSURE
5	156310	1375	1/01	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	156310	2135	1/02	\$583,000	NO MARKET EXPOSURE
5	156310	2265	1/02	\$583,000	NO MARKET EXPOSURE
5	156310	2440	10/02	\$585,000	NO MARKET EXPOSURE
5	156310	2765	5/01	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	156310	2880	3/02	\$450,000	NO MARKET EXPOSURE

***Improved Sales Removed From This Physical Inspection Analysis
Area 16***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	181880	0075	7/01	\$279,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	181880	0121	7/02	\$669,906	MULTI-PARCEL SALE
5	181880	0149	11/01	\$440,000	NO MARKET EXPOSURE
5	181880	0262	4/01	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	205610	0015	5/01	\$290,000	NO MARKET EXPOSURE
5	205610	0225	12/01	\$375,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED
5	205610	0245	3/01	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	210270	0020	7/02	\$669,906	MULTI-PARCEL SALE
5	636590	0015	4/02	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	636590	0265	10/02	\$111,819	QUIT CLAIM DEED
5	636590	0275	8/02	\$114,387	NO MARKET EXPOSURE
5	636590	0340	11/01	\$225,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	637150	0006	5/01	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	637150	0015	11/01	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	637150	0055	8/01	\$359,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	637250	0035	5/01	\$209,950	NO MARKET EXPOSURE
5	637250	0090	1/01	\$267,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	637250	0110	1/01	\$398,000	NO MARKET EXPOSURE
5	637400	0035	4/02	\$582,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	637400	0080	12/02	\$625,000	NO MARKET EXPOSURE
5	637400	0310	12/01	\$151,475	QUIT CLAIM DEED; RELATED PARTY
5	638450	0165	4/02	\$270,000	NO MARKET EXPOSURE
5	638450	0230	2/01	\$239,900	NON-REPRESENTATIVE SALE
5	638450	0275	10/02	\$101,104	QUIT CLAIM DEED
5	738850	0070	9/02	\$710,000	NON-REPRESENTATIVE SALE
5	771260	0035	7/02	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	771260	0435	9/01	\$102,169	QUIT CLAIM DEED; PARTIAL INTEREST
7	031200	0240	4/02	\$199,500	BANKRUPTCY - RECEIVER OR TRUSTEE; QCD
7	175070	0030	6/02	\$172,000	NO MARKET EXPOSURE
7	239160	1285	7/01	\$102,228	QUIT CLAIM DEED; RELATED PARTY
7	239160	1581	9/01	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	239160	1645	10/02	\$311,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	252340	0190	1/01	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	280960	0115	10/02	\$350,000	SEGREGATION AND/OR MERGER;
7	281560	0050	3/02	\$186,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED
7	356080	0030	6/01	\$233,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	370290	0005	10/01	\$128,875	QUIT CLAIM DEED
7	370290	0070	7/01	\$316,500	NO MARKET EXPOSURE
7	394890	0020	6/01	\$100,000	QUIT CLAIM DEED; RELATED PARTY
7	422990	0215	1/02	\$333,000	NO MARKET EXPOSURE
7	431570	0891	2/01	\$110,567	PARTIAL INTEREST (1/3, 1/2, Etc.)
7	558020	0020	7/02	\$180,000	NO MARKET EXPOSURE
7	644140	0077	10/01	\$195,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED
7	710410	0056	7/02	\$229,000	NO MARKET EXPOSURE

***Improved Sales Removed From This Physical Inspection Analysis
Area 16***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	743550	0125	4/02	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	743600	0030	3/01	\$219,500	TEAR DOWN; ESTATE ADMINISTRATOR
7	743600	0120	4/02	\$165,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED
7	743600	0255	7/01	\$890,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED
7	743600	0277	10/01	\$220,000	NO MARKET EXPOSURE
7	757120	0020	8/02	\$353,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED
7	762570	0605	1/02	\$142,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	762570	0831	3/02	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	762570	0935	4/01	\$205,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED
7	762570	1230	2/02	\$150,000	NO MARKET EXPOSURE
7	762570	1461	3/01	\$280,000	NO MARKET EXPOSURE
7	762570	1471	6/02	\$196,500	NO MARKET EXPOSURE
7	762570	1700	8/02	\$185,000	QUIT CLAIM DEED
7	762570	2185	1/01	\$124,000	STATEMENT TO DOR;
7	762570	3865	11/02	\$195,000	NO MARKET EXPOSURE
7	762570	4100	4/01	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	762570	4255	1/02	\$454,950	SEGREGATION AND/OR MERGER;
7	762570	4365	11/02	\$169,750	NO MARKET EXPOSURE
7	762620	0285	3/01	\$192,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	764990	0005	2/02	\$880,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED
7	764990	0070	7/02	\$631,000	MULTI-PARCEL SALE
7	764990	0120	7/02	\$631,000	MULTI-PARCEL SALE
7	793500	0180	3/01	\$218,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	793500	0630	10/01	\$238,000	NO MARKET EXPOSURE
7	793600	0082	9/02	\$420,000	NO MARKET EXPOSURE
7	793600	0345	9/02	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	793600	0423	4/02	\$705,000	TEAR DOWN; ESTATE ADMINISTRATOR
7	793600	0458	4/01	\$729,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED
7	793600	0500	10/01	\$170,000	NO MARKET EXPOSURE
7	793600	0593	5/02	\$932,000	NO MARKET EXPOSURE
7	793600	0679	9/02	\$242,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	793600	0690	6/02	\$82,964	QUIT CLAIM DEED
7	939370	0075	6/02	\$31,422	QUIT CLAIM DEED
7	955720	0100	8/01	\$77,729	QUIT CLAIM DEED; RELATED PARTY

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.1%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2002 and 2003 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2003 assessment year (taxes payable in 2004) results in an average total change from the 2002 assessments of + 2.8%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 16 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is **.991**

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	6	0.939	0.968	3.1%	0.952	0.985
6	68	0.935	1.005	7.5%	0.989	1.021
7	221	0.937	1.004	7.1%	0.994	1.014
8	102	0.932	0.991	6.3%	0.976	1.006
9	36	0.916	0.978	6.8%	0.957	1.000
10	22	0.877	0.968	10.4%	0.968	0.968
11	8	0.887	0.933	5.1%	0.909	0.957
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1920	108	0.913	1.008	10.4%	0.993	1.023
1921-1940	82	0.910	0.975	7.1%	0.960	0.990
1941-1960	141	0.938	0.996	6.1%	0.984	1.008
1961-1980	47	0.966	1.009	4.5%	0.987	1.031
1981-1990	24	0.885	0.968	9.4%	0.938	0.999
1991-2002	61	0.923	0.979	6.1%	0.979	0.979
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Poor	1	0.995	0.967	-2.8%	N/A	N/A
Fair	1	0.966	0.983	1.8%	N/A	N/A
Average	184	0.973	0.995	2.3%	0.984	1.005
Good	214	0.895	0.988	10.5%	0.978	0.999
Very Good	63	0.872	0.983	12.7%	0.965	1.001
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	273	0.924	0.996	7.8%	0.984	1.009
1.5	96	0.926	0.990	6.9%	0.977	1.003
2	83	0.924	0.984	6.4%	0.968	0.999
2.5 - +	11	0.925	0.965	4.4%	0.933	0.997

Area 16 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is **.991**

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-800	40	0.912	1.008	10.4%	0.993	1.023
801-1000	78	0.910	0.998	9.7%	0.983	1.013
1001-1200	93	0.919	1.001	8.9%	0.985	1.017
1201-1500	111	0.937	0.998	6.5%	0.984	1.011
1501-2000	79	0.930	0.989	6.4%	0.974	1.005
2001 - +	62	0.922	0.971	5.3%	0.971	0.971
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	296	0.928	1.000	7.8%	0.990	1.010
Y	167	0.922	0.981	6.5%	0.971	0.991
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	459	0.927	0.991	6.9%	0.953	1.028
Y	4	0.807	0.981	21.6%	0.944	1.019
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	82	0.930	0.969	4.3%	0.956	0.982
3	46	0.960	0.995	3.7%	0.983	1.008
5	92	0.923	0.987	7.0%	0.972	1.003
7	243	0.914	1.001	9.6%	0.991	1.011
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-3000	15	0.931	0.977	5.0%	0.964	0.990
3001-5000	145	0.927	0.996	7.4%	0.983	1.009
5001-7000	196	0.932	0.993	6.5%	0.983	1.002
7001 - +	107	0.911	0.983	7.9%	0.969	0.997

2002 Improved Parcel Ratio Analysis

District/Team:	Lien Date:	Date of Report:	Sales Dates:
West Central / Team 3	01/01/2002	6/5/2003	1/2001- 12/2002
Area	Analyst ID:	Property Type:	Adjusted for time?:
West Seattle- Area 16	MTIA	1 to 3 Unit Residences	No
SAMPLE STATISTICS			
Sample size (n)	463		
Mean Assessed Value	373,300		
Mean Sales Price	403,700		
Standard Deviation AV	184,021		
Standard Deviation SP	208,514		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.938		
Median Ratio	0.934		
Weighted Mean Ratio	0.925		
UNIFORMITY			
Lowest ratio	0.500		
Highest ratio:	1.497		
Coefficient of Dispersion	11.54%		
Standard Deviation	0.138		
Coefficient of Variation	14.77%		
Price Related Differential (PRD)	1.014		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.921		
Upper limit	0.949		
95% Confidence: Mean			
Lower limit	0.925		
Upper limit	0.950		
SAMPLE SIZE EVALUATION			
N (population size)	4999		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.138		
Recommended minimum:	31		
Actual sample size:	463		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	239		
# ratios above mean:	224		
z:	0.697		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Ratio Frequency

Ratio	Frequency
0.60	12
0.70	58
0.80	106
0.90	146
1.00	86
1.10	38
1.20	9
1.30	2
1.40	1
1.50	1
1.60	0

Ratio

COMMENTS:

1 to 3 Unit Residences throughout area 16

COMMENTS:

1 to 3 Unit Residences throughout area 16

2003 Improved Parcel Ratio Analysis

District/Team: West Central / Team 3	Lien Date: 01/01/2003	Date of Report: 5/28/2003	Sales Dates: 1/2001 - 12/2002												
Area West Seattle- Area 16	Analyst ID: MTIA	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No												
SAMPLE STATISTICS															
Sample size (n)	463	<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.80</td><td>26</td></tr><tr><td>0.90</td><td>227</td></tr><tr><td>1.00</td><td>163</td></tr><tr><td>1.10</td><td>37</td></tr><tr><td>1.20</td><td>9</td></tr></tbody></table>		Ratio	Frequency	0.80	26	0.90	227	1.00	163	1.10	37	1.20	9
Ratio	Frequency														
0.80	26														
0.90	227														
1.00	163														
1.10	37														
1.20	9														
Mean Assessed Value	399,900														
Mean Sales Price	403,700														
Standard Deviation AV	192,756														
Standard Deviation SP	208,444														
ASSESSMENT LEVEL															
Arithmetic Mean Ratio	1.003	<div>COMMENTS:</div> <div>1 to 3 Unit Residences throughout area 16</div> <div>Both assessment level and uniformity have been improved by application of the recommended values.</div>													
Median Ratio	0.995														
Weighted Mean Ratio	0.991														
UNIFORMITY															
Lowest ratio	0.775														
Highest ratio:	1.248														
Coefficient of Dispersion	5.64%														
Standard Deviation	0.073														
Coefficient of Variation	7.25%														
Price Related Differential (PRD)	1.013														
RELIABILITY															
95% Confidence: Median		<div>1 to 3 Unit Residences throughout area 16</div> <div>Both assessment level and uniformity have been improved by application of the recommended values.</div>													
Lower limit	0.986														
Upper limit	1.000														
95% Confidence: Mean															
Lower limit	0.996														
Upper limit	1.010														
SAMPLE SIZE EVALUATION															
N (population size)	4999	<div>1 to 3 Unit Residences throughout area 16</div> <div>Both assessment level and uniformity have been improved by application of the recommended values.</div>													
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.073														
Recommended minimum:	8														
Actual sample size:	463														
Conclusion:	OK														
NORMALITY															
Binomial Test															
# ratios below mean:	261														
# ratios above mean:	202														
z:	2.742														
Conclusion:	Non-normal														

USPAP Compliance

Client and Intended Use of the Appraisal:

This summary mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a summary mass appraisal report as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Cards, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 **REAL PROPERTY VALUATION—HIGHEST AND BEST USE.**

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly

located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Special assumptions and limiting conditions:

That no opinion as to title is rendered. Data on ownership and the legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on the maps or property record cards. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

That rental areas herein discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.

That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

That no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.

That the appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

Exterior inspections were made of all properties however, due to lack of access few received interior inspections.

The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.

We appraise fee simple interest in every property. Unless shown on the Assessor's parcel maps, we do not consider easements as adversely affecting property value.

We have attempted to segregate personal property from the real estate in our appraisals.

We have not appraised movable equipment or fixtures as part of the real estate. We have appraised identifiable permanently fixed equipment with the real estate in accordance with RCW 84.04.090 and WAC 458-12-010.

We have considered the effect of value of those anticipated public and private improvements of which we have common knowledge. We can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.

The appraisers have no personal interest or bias toward any properties that they appraise.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (g)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions , encumbrances, leases, reservations , covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.